** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from R-E (Residence Estates) to O (Office) on a 4.46-acre site, located approximately between Charleston Boulevard and Del Rey Avenue, adjacent to the east side of Buffalo Drive. Approval of this Rezoning request will allow the applicant to develop an office development on the site.

The Planning Commission will also consider companion applications for a General Plan Amendment (GPA-2993) of the Southwest Sector Land Use Plan to change the Land Use Designation from: DR (Desert Rural) to O (Office) and for a Site Development Plan Review (SDR-3177) to approve the proposed single story office development.

B) Applicant's Justification

The applicant states that the zone change is justified for several reasons. Buffalo Drive is a 100-foot right-of-way, therefore this project will serve as an ideal buffer between a primary arterial and single-family homes located east of the site. Since the project is a low intensity use with limited hours of operation, it will be harmonious and compatible with the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential (R) Residential land uses with a maximum density of 3.59 dwelling units per acre.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this map, the subject properties were designated for Rural Density (R) Residential land uses, with a maximum density of 3.59 dwelling units per acre.

03/20/96 The Las Vegas City Council denied GPA-0052-95, which was a request from Rural Density Residential (R) to Office (O). The Planning Commission recommended approval.

11/23/98 The Las Vegas City Council approved GPA-0027-98, which changed the land use on the subject property (along with many other properties within this neighborhood) from Rural Density Residential (R) to Desert Rural Density Residential (DR). The Planning Commission recommended approval.

B) Pre-Application Meeting

09/25/03 During a pre-application submittal conference the following was discussed:

- The Neighborhood meeting will be October 10, 2003.
- Food services are possible with the office use.
- A parking analysis is needed that also includes outdoor seating.
- The trash enclosure needs to be 50 feet from residential and covered.
- A waiver of the reflective glass proscription is wanted.

C) Neighborhood Meetings

10/06/03 A neighborhood meeting sponsored by the applicant was held at the Johnson Community School, 340 Villa Monterey. 31 persons attended and had the following comments:

- If one parcel goes commercial all parcels will change.
- The proposal will lower property values.
- There should be no Del Ray Avenue access to Buffalo Drive.
- The proposal should involve a 20-year lease with no guarantee.
- The neighbors don't want any retail that would be open to public.
- The residents have security concerns; nights and weekends in particular were a concern.
- On-street parking is a concern.
- Some of the residents would rather have dirt field than development.
- The location is a bad site
  - It is not on a bus route.
  - It is not adjacent to other commercial parcels.
  - There are other sites available for the proposed use.

All of the neighbors were opposed to the proposal.

DETAILS OF APPLICATION REQUEST

Site Area: 4.46 Acres

EXISTING LAND USE

Subject Properties	Undeveloped
North	Apartments
South	Undeveloped
East	Single Family Detached and Undeveloped
West	City Park

PLANNED LAND USE

Subject Properties	DR (Desert Rural Density Residential)
North	M (Medium Density Residential)
South	DR (Desert Rural Density Residential)
East	DR (Desert Rural Density Residential)
West	P/R/OS (Park/Recreation/Open Space)

EXISTING ZONING

Subject Properties	R-E (Residence Estates)
North	R-3 (Medium Density Residential)
South	R-E (Residence Estates)
East	R-E (Residence Estates) and R-E (Residence Estates) ROI to R-PD2
West	R-E (Residence Estates) ROI to C-V (Civic)

E) General Plan Compliance

This site is currently designated DR (Desert Rural) on the Southwest Sector Map of the General Plan. The applicant has submitted an application to amend the designation to O (Office), which would allow this rezoning to be considered.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X

There are no special districts or zones that affect this request.

F) General Analysis and Discussion

The property is located on the east side of Buffalo Drive, a 100 Primary Arterial on the Master Plan of Streets and Highways, approximately between Charleston Boulevard to the north and Del Rey Avenue.

The property has a multi-family development to north, a large parcel with an antenna to the east, and a vacant parcel to the south, across Del Rey Avenue. Across the street is one of the main entrances to a large City of Las Vegas park. With these uses and the traffic potential that is associated with the large park and the size of Buffalo Drive the proposed office is an appropriate transition from the impact of the existing uses and traffic and the neighboring residential development.

FINDINGS

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

1. **"The proposal conforms to the General Plan."**
   The proposal conforms to the Southwest Sector Land Use Plan and the General Plan in the following manner:
   - This proposal supports Policy B2. of the General Plan that calls for the development of infill parcels to make use of existing utilities, facilities and services.
   - This application supports Program C.2.3 of the General plan that calls for the use of Office developments as buffers between low density residential districts and more intensive uses such as Buffalo Drive.

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

   This request will result in O (Office) zoning. This zoning district will be compatible with neighboring uses as the General plan states that Office uses are appropriate buffers between intensive uses and low density residential.

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

   Traffic along Buffalo Drive and the development of a large public park across Buffalo Drive from the subject parcels have made residential development of the parcels impractical. With this in mind and the low impact of office uses makes the proposal appropriate.

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

   Buffalo Drive is of sufficient size to handle the additional traffic of the proposed use.

NOTICES MAILED 1,882 [Mailed with SDR-3177]

APPROVALS 1

PROTESTS 108

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3176 APN: 163-03-101-003

Name of Property Owner: Cullings William L.

Name of Applicant: PH SSA, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: William L Cullings

Print Name: WILLIAM L CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ALICE RUSS
No: 03-83649-1
My Appointment Expires Aug. 25, 2007

CLV00221

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3176 APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: PH SSA, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Stephen Schneider, Trustee

Print Name: Schneider Family Trustee

Subscribed and sworn before me

This 1 day of October, 2003

Angela Patterson /angela Patterson

Notary Public in and for said County and State

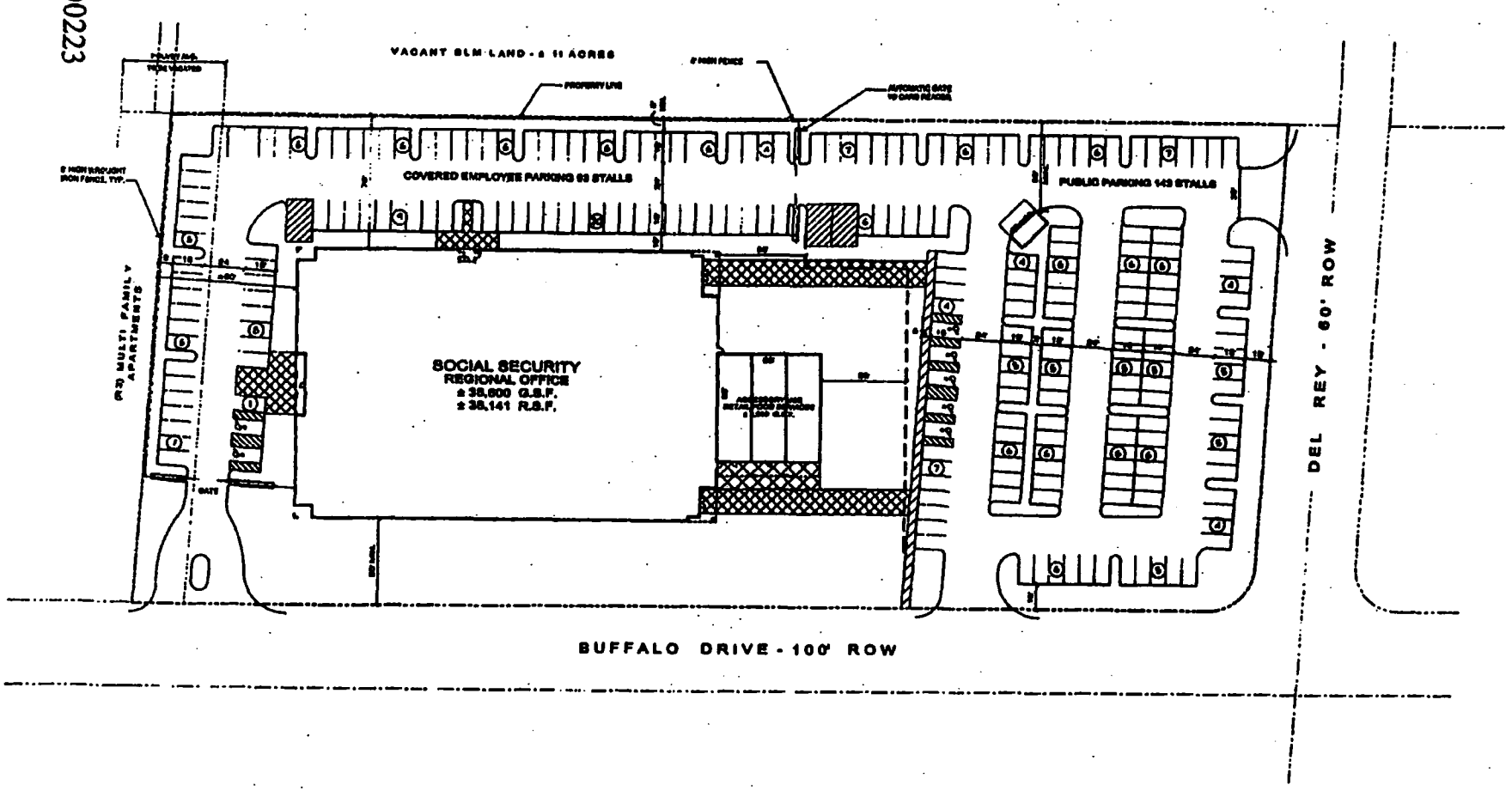
State of Georgia

Barrow County

ANGELA PATTERON
Notary Public Barrow County, Georgia
My Commission Expires April 18, 2005

CLV00222

CLV00223



SITE SUMMARY

SITE AREA:	± 192,500 S.F. (± 4.50 AC)
BUILDING AREA:	45,000 G.S.F.
COVERAGE:	23.38 %
PARKING REQUIRED: (@ 1/ 10)	1[illegible]
38,600 S.F. OFFICE @ 1 CAR/300	
5,000 S.F. RETAIL @ 1 CAR/100	
PARKING PROVIDED:	236 CARS
S.S.A. EMPLOYEE PARKING	93 CARS
PUBLIC PARKING	143 CARS

DENOTES 10' x 30' LOADING SPACE

DENOTES TRASH ENCLOSURE

PROPOSED SITE PLAN FOR:
S.S.A. - LAS VEGAS, NV.

HFA

N

0 30 60

1"=30'-0"

[illegible]

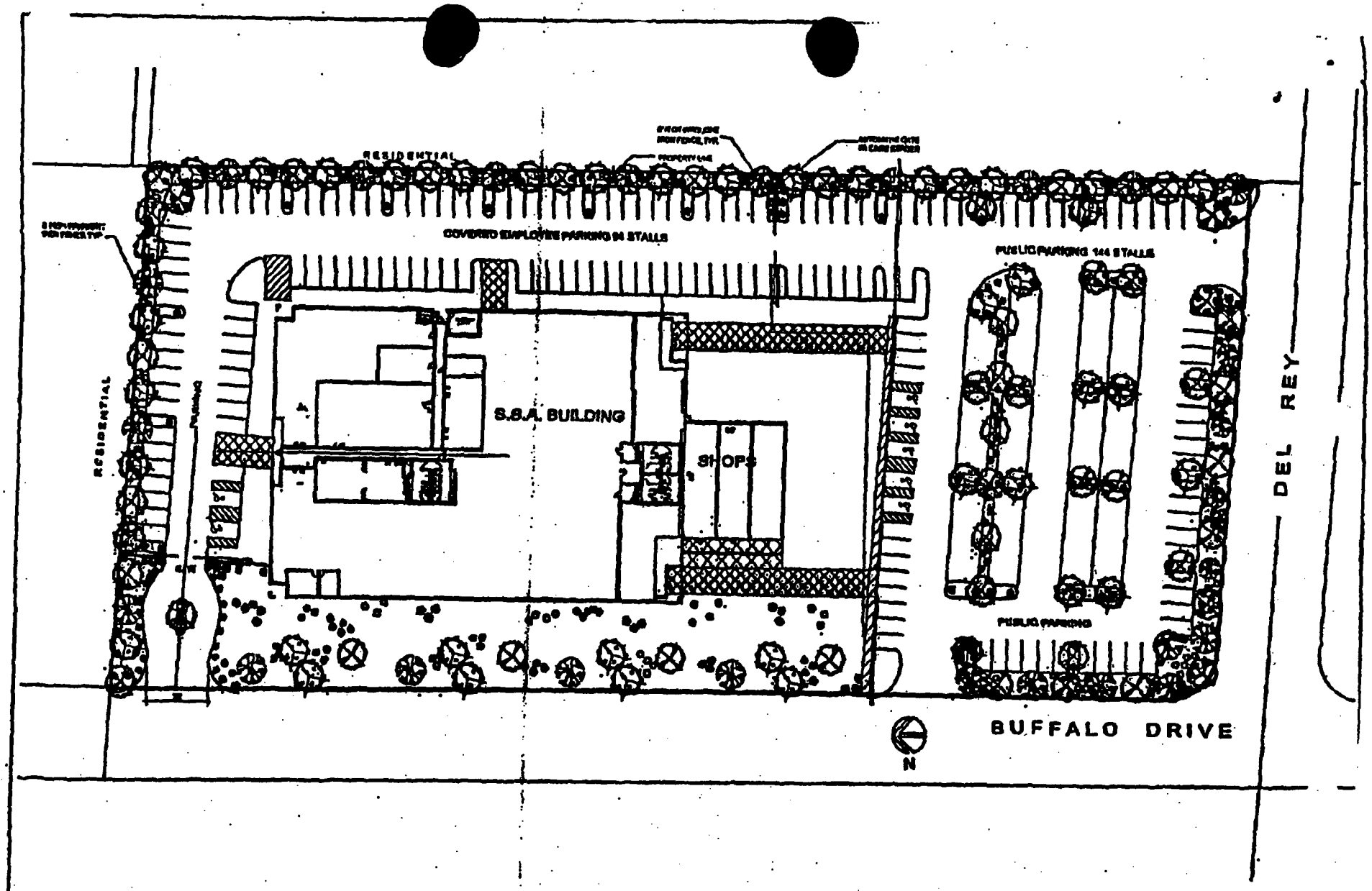
VICINITY MAP N.T.S.

STAFF

REVISED 10.30.03

ZON-3176
11-20-03 PC

CLV00224



LANDSCAPE SERVICES INC.

IMPORTANT: BLOCK WALLS ARE SHOWN FOR REFERANCE ONLY. ACTUAL PLACMENT OF BLOCK WALLS MAY VARY FROM DRAWING.

DATE: 10/08/03 | PAGE : 1 OF 1

INITIAL_____ DATE_____

LS 1.1

SCALE: NTS

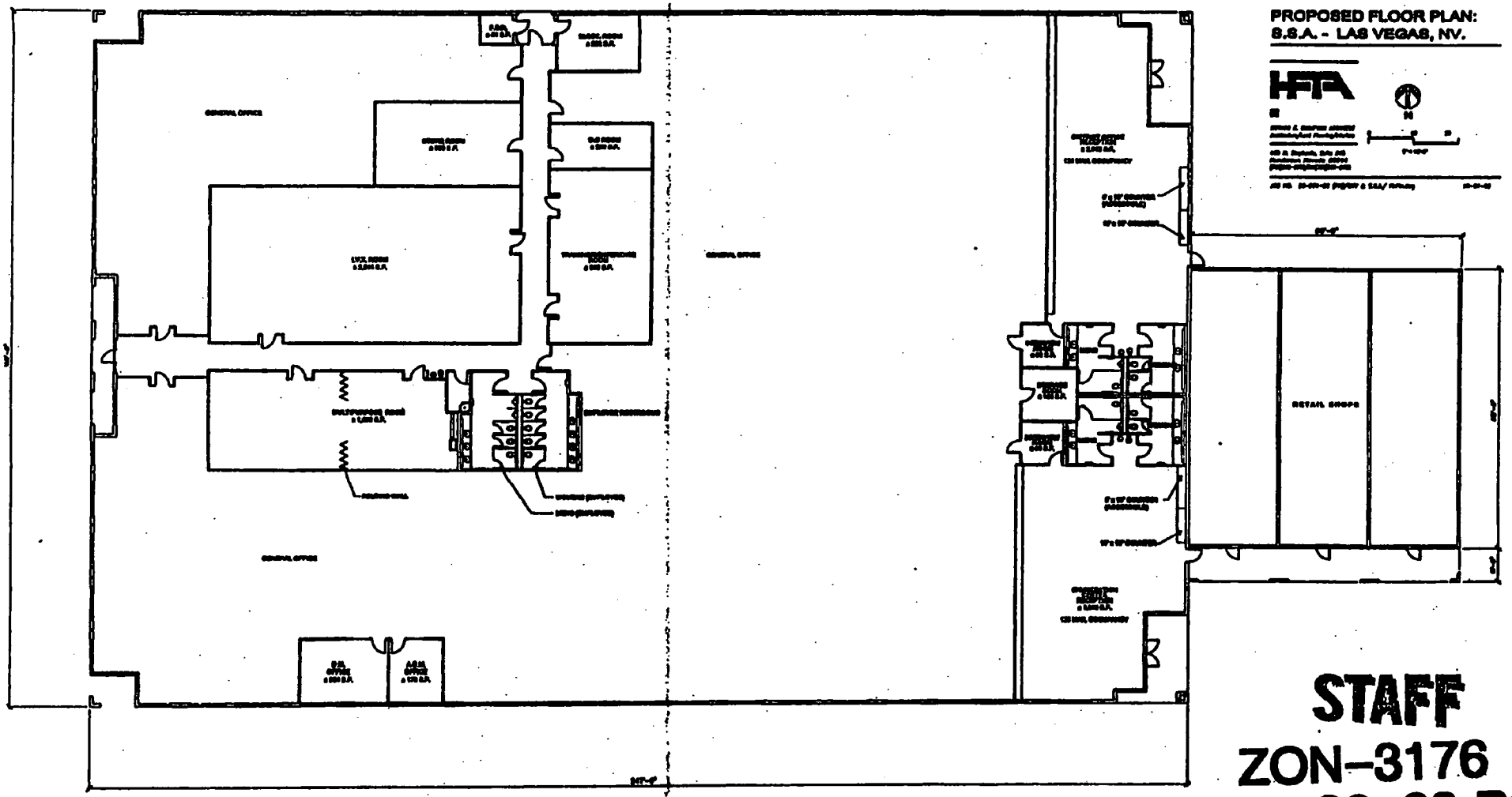
STAFF

ZON-3176

11-20-03 PC

** TOTAL PAGE.02 **

CLV00225

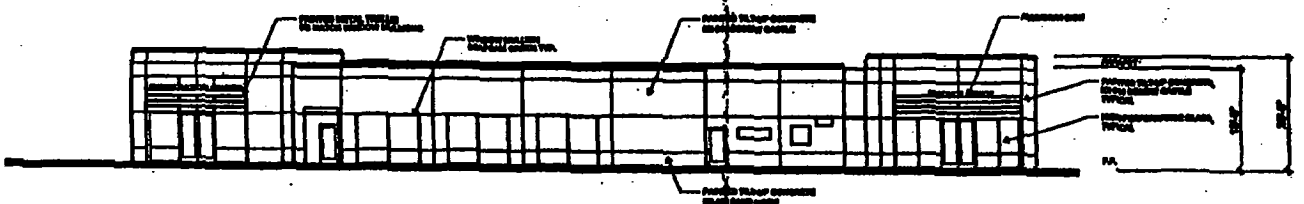


PROPOSED FLOOR PLAN:
S.S.A. - LAS VEGAS, NV.

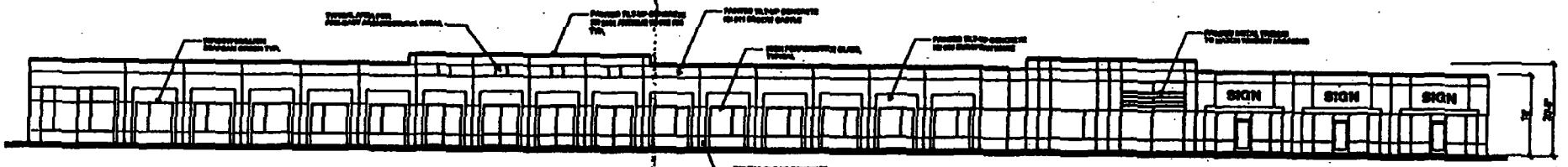
HFA

STAFF
ZON-3176
11-20-03 PC

CLV00226



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS
S.S.A. - LAS VEGAS, NV.



NORTH ELEVATION

HFA

STAFF
ZON-3176
11-20-03 PC

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

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

Dear Planning Commissioners:

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

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

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

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
[redacted]	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CYNTHIA HUGHES	7425 SILVER PALM Las Vegas, NV 89117	
2	JAMES KNIGHTES	7425 Silver Palm Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

ELLIS GLATT

1300 Castle Wall St.
Las Vegas, NV 89117

Phone: (702) 363-1617
Fax: (702) 363-3623

November 13, 2003

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

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

Dear Planning Commissioners:

We are the resident owners of the property at 1300 Castle Wall St., which is part of the Castlegate planned community. Our house is located directly across the park on Buffalo Drive and overlooks the proposed development site. By way of the attached form along with this letter, we would like to convey both to the Planning Commission and Councilwoman Janet Moncreif our strong opposition to the above referenced land-use-change and waiver requests and the underlying project being proposed.

Before relocating to Las Vegas last year, we spent more than six months investigating neighborhoods and housing communities in search of the ideal home for our family. One of the primary reasons we selected the Castlegate community is because it was part of a strictly residential enclave of custom and semi-custom homes, yet still close to the major shopping corridors on Charleston and Sahara. We also wanted to be close to our daughter's new school (Bonanza High School), and the fact that Oakey Blvd, our main thoroughfare to and from Bonanza, is strictly residential in the vicinity of Buffalo with a fairly low level of traffic was another important factor in our decision.

At the time we purchased our home in Castlegate, we were obviously aware of many of vacant lots still to be developed in the neighborhood. However, based on a review of information re the General Plan for the area, zoning information re the vacant lots and the nature of the homes adjoining them, we had absolutely no reason to doubt that the Buffalo corridor in the vicinity of Oakey would remain strictly residential. The now nearly finished Stoneridge custom-home development on Oakey at Tenaya and the recent start of construction of another large custom home on Oakey at Cimarron are the types of projects we anticipated. Clearly, these projects will enhance our community and are totally consistent with the General Plan. The subject proposed commercial development project, on the other hand, with its massive size and placement in the midst of our

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

-	PRINT NAME	ADDRESS	SIGNATURE
1	Janice R. Hammack	8412 Del Rey Avenue Las Vegas, NV 89117	Janice R. Hammack
2	Jeffrey A. Hammack	8412 Del Rey Avene Las Vegas, NV 89117	Jeffrey A. Hammack
3	Melanie A. Stewart	9545 Chantideer Ct. Las Vegas, NV 89129	Melanie A. Stewart
4	Jared B. Stewart	9545 Chantideer Ct. Las Vegas, NV 89129	Jared B. Stewart

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

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731 South Fourth Street
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	ELLIS GLATT	1300 CASTLE WALL ST. Las Vegas, NV 89117	Ellis Glatt
2	MYRA J. GLATT	1300 CASTLE WALL ST. Las Vegas, NV 89117	Myra J. Glatt
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Karen McKinley	1600 River Birch St Las Vegas, NV 89117	
2	GREG McKinley	1600 River Birch Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00231

11/17/2003 10:07 7025223334 PRASIN PIKE PAGE 01/01

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

To: . Las Vegas City Planning Commissioners
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Beatrice Roberts	1940 Blackwater Ct Las Vegas, NV 89117	Beatrice Roberts
2	Robert H. Roberts	1940 Blackwater Ct Las Vegas, NV 89117	Robert H Roberts
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	James D. Morris	7905 Del Rey Ave Las Vegas, NV 89117	James D. Morris
2	Deborah L. Morris	7905 Del Rey Ave Las Vegas, NV 89117	Deborah L Morris
3	Amber D. Reid	7905 Del Rey Ave Las Vegas, NV 89117	Amber Reid
4		Las Vegas, NV	

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	David Ristow	2010 S. Tenaya Las Vegas, NV 89117	
2	Susie Ristow	2010 S. Tenaya Las Vegas, NV 89117	Susie Ristow
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	BONALY Suzan	2020 South Lisa Lane Las Vegas, NV	Bonaly
2	BONALY Gerald	Las Vegas, NV	Bonaly
3	BONALY Sunja	Las Vegas, NV	Bonaly
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Roy Polage	7240 West Oakey Las Vegas, NV	Roy Polage
2	Ann Polage	1240 West Oakey Las Vegas, NV 89117	Ann Polage
3		Las Vegas, NV	
4		Las Vegas, NV	

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Las Vegas, NV 89101

Dear Planning Commissioners:

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Becky Goetsch	8149 O'Bannon Dr Las Vegas, NV 89117	
2	Greg Morrow	8149 O'Bannon Dr Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Keri McKee	1508 Silver Oak St Las Vegas, NV 89117	Keri McKee
2	Mark McKee	1508 Silver Oak St Las Vegas, NV	Mark McKee
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	CHRIS L. COBB	1508 TEN PALMS CT. Las Vegas, NV 89117	
2	JAN COBB	1508 TEN PALMS CT Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	[illegible] Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00240

Nov 14 03 08:30p

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

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	BRADLEY RICCARDI	1400 CASA DEL REY CT Las Vegas, NV 89117	Bradley Riccardi
2	Deanna Riccardi	1400 Casa Del Rey CT Las Vegas, NV 89117	Deanna Riccardi
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00241

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

To: Las Vegas City Planning Commissioners
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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Catherine F. Wiegard	8572 Soneto Ln Las Vegas, NV 89117	Catherine F. Wiegard
2	Cheryl Murone	7809 Foothill Rd Las Vegas, NV 89117	Cheryl Murone
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00242

2

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	John H. Pilkington	1408 Kingston Las Vegas, NV	
2	Julie A Pilkington	1408 Kingston Las Vegas, NV 89117	Julie A Pilkington
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	James A. Raya	7813 WASATCH Maple Ave Las Vegas, NV 89117	James A Raya
2	Lisa Raya	TL SAME Las Vegas, NV	Lisa M. Raya
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Mitchell Hampp	2010 Lisa Lane Las Vegas, NV 89117	Mitchell Hampp
2	Carol Hampp	2010 Lisa Lane Las Vegas, NV 89117	Carol Hampp
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Kevin Colan Jr	1301 Crystal Mtn. Dr. Las Vegas, NV 89117	
2	Susan Colan	1301 Crystal Mtn. Las Vegas, NV 89117	
3	Kevin P. Colan	1301 Crystal Mtn. Las Vegas, NV 89117	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Hilliard W. Green III	1870 Blackwater Ct Las Vegas, NV 89117	Hilliard W. Green, III
2	Mary O. Green	1870 Blackwater Ct Las Vegas, NV 89117	Mary O. Green
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00248

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Keith MacKenzie	1300 So Tenaya Las Vegas, NV 89119.	Keith MacKenzie
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

* RESIDENCE IS 7900 ROCKWIND CT.

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

To: Las Vegas City Planning Commissioners
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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00251

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00253

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

Dear Planning Commissioners:

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	David Bergstrom	1910 Columbia Crest Las Vegas, NV 89117	
2	Paula Bergstrom	1920 Columbia Crest Las Vegas, NV 89117	
3	Valerie Jorgenson	2211 S. Tenaya Way Las Vegas, NV 89117	
4	Michelle Amil	1860 Columbia Crest Las Vegas, NV 89117	

CLV00256

4

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS J. CRANLEE	7432 SILVER PALM AVENUE Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00258

NOV-12-2003 04:17PM FROM-Global Entertainment Group, Inc. +8017029333500 T-638 P.001/001 F-878

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

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Attention: Bob Ginser, Kyle Walton
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00262

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

To: Las Vegas City Planning Commissioners
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731 South Fourth Street
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	TERRY ONO	1462 DANIELLE CT. Las Vegas, NV 89117	Terry Ono
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00264

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

LTOR® SPECIALIZING IN ACREAGE AND INCOME PROPERTY
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BARTSAS REALTY INC.

TELEPHONES:
Office: (702) 735-6377
Fax: (702) 735-6378

528 EAST OAKEY BLVD. LAS VEGAS, NEVADA 89104

FAX COVER SHEET

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

Total pages, including this page: 2

MESSAGE: Mr. Bob Ginser:

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

Thanks, kindly.

Mary Bartsas

	GPA-2993	November 20, 2003
	ZON-3176	November 20, 2003
MB/kb	SDR-3177	November 20, 2003

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

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

To: Las Vegas City Planning Commissioners
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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	LILIA SIOSON	7450 DEL REY Las Vegas, NV	Lilia Sioson
2	PHILIP WALSH	7450 DEL REY Las Vegas, NV	Philip Walsh
3	Helen Johnson	7450 DEL REY Las Vegas, NV	Helen Johnson
4	Ethel Shaw	7450 DEL REY Las Vegas, NV	Ethel Shaw

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS S. OLSEN	2231 DIAMOND BAR DR. Las Vegas, NV 89117	
2	PATRICIA A MORELLI	2231 DIAMOND BAR DRIVE Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Jamece Barcelon	2270 S. Pioneer Way Las Vegas, NV 89117	
2	Sidney J. Barcelon	2270 S. Pioneer Wy Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00269

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

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	MARTIN Doyle	1890 Pago Ct Las Vegas, NV 89117	
2	JOAN L Doyle	1890 Pago Ct Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	G. LEE BROOKSHIRE	1960 Remsen Ct Las Vegas, NV 89117	
2	Janel M. Brookshire	1960 Remsen Ct Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Alexia Crowley	1801 Langley Estates Dr. Las Vegas, NV	Alexia Crowley
2	Michael Crowley	1801 Langley Estates Dr Las Vegas, NV	M. Crowley
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard R. Briggs	1901 Newport Bay Las Vegas, NV 89117	R R Briggs
2	Lizbeth B Briggs	1901 Newport Bay Las Vegas, NV	Lizbeth B Briggs
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00273

TOTAL P.01

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

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Michael + Nilda Chan	7805 Wasatch Maple Ave Las Vegas, NV 89117	Mr. Chan Nilda Chan
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	JODY KARP	1450 TENAYA WAY Las Vegas, NV 89117	
2	AL KARP	1450 TENAYA. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00275

08/24/2003 09:32 702-889-4474 PAGE 01

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	EICHHOLZ RAYMOND	1420 BAMBER DR. Las Vegas, NV 89117	
2	MaryJane Eichholz	1420 Bamber Dr Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

RECEIVED
03 NOV 14 PM 4:19
PLANNING AND
DEVELOPMENT

MEMO

TO: PLANNING COMMISSION, CITY OF LAS VEGAS, NEVADA

FROM: DAVID A. WHITAKER
WHITAKER FAMILY TRUST
1430 S. MONTE CRISTO WAY
LAS VEGAS, NV 89117
APN: 163-03-103-007

RE: PENDING ACTION ON APR: 163-03-101-002 & 003

DATE: NOVEMBER 9, 2003

I would like to formally express my objection to actions being considered for the above listed parcels:

1. **ZON-3176 - Rezoning from R-E to O**
2. **SDR-3177 - Site development review and a waiver of the commercial stds.**
3. **GPA-2993 - General plan amendment**

I want these parcels to remain as low density residential or at worst, Buffalo Highlands-style apartments and not be allowed to changed to commercial zoning. Please.... let's stay with the plan.

Thanks for your consideration!!

Sincerely,

David A. Whitaker

David A. Whitaker

WHITAKER
1430 S. MONTE CRISTO WAY
LAS VEGAS, NV

RECEIVED
03 NOV 14 PM 4:20
PLANNING AND
DEVELOPMENT

November 10, 2003

Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101

RE: Site Development Review SDR-3177, ZON-3176, GPA-2993

Dear Sir/Madam,

As residents within the 2 mile radius of the proposed site (legally described as being a portion of the northwest quarter (NW1/4) of the northwest quarter (NW1/4) of section3, township 21 south, range 60 east, M.D.M.) , we respectfully object to the development of the property to an office/limited commercial site. Increased traffic resulting from this would be very disruptive to the surrounding, quiet residential neighborhood.

Please consider our opinion on this matter.

Respectfully yours,

Mr. & Mrs. Peter John Talabis

Talabis
2217 Paseo Ct,
Las Vegas, NV 89117

RECEIVED
03 NOV 14 PM 4:20
PLANNING AND
DEVELOPMENT

November 11, 2003

Las Vegas City Planning Commissioners
731 S. 4th St.
Las Vegas, NV 89101

ATTN: BOB GINSER, KYLE WALTON

RE: SUPPORT OF GPA - 2993 & ZON - 3176
SDR - 3177

Dear Commissioners:

This is a support letter for the Social Security office project on Buffalo near Oakey.

Since it is unrealistic to build large lot single family residences on the subject property, I feel this low rise, weekday only project is as good as we homeowners can hope for.

You might want to consider a planned development zoning that limits the use to the proposed project. Neighborhood concerns regarding potential C-1 uses could be addressed in this manner.

Thank you for your consideration.

Sincerely,

Ken Fleming

K. E. Fleming
1841 Newport Bay Dr
Las Vegas, NV 89117

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

RECEIVED
03 NOV 14 PM 4:20
PLANNING AND DEVELOPMENT

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	STANLEY M KIRSON	1705 River Birch St Las Vegas, NV 89117	Stanley M Kirson
2	ANNETTE KIRSON	1705 River Birch St Las Vegas, NV 89117	D. Annette Kirson
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00280

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

RECEIVED
03 NOV 14 PM 4:20
PLANNING AND DEVELOPMENT

To: Las Vegas City Planning Commissioners
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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Joseph M. Hans Sr	1463 S. Tenaya Way Las Vegas, NV 89117	
2	Shirley A. Hans	Same as above Las Vegas, NV	Shirley A Hans
3		Las Vegas, NV	
4		Las Vegas, NV	

November 11, 2003

To: Las Vegas City Planning Commissioners

Subject: Buffalo Zoning Changes

The Buffalo Homeowners have been hasseled for zoning changes for years. The time has come to put this to an end.

The zoning rules need to be changed because there is little risk to a developer from perpetually introducing zone change requests. Most zone changes result in increasing the property values. The developers get a zone change and an outright gift of land evaluation. This gift belongs in the city treasury—not in the developer's pocket.

Lets require the develper to put the money difference up front with the zone change request. It is not refundable –win or lose the zoning request. Any major changes in the building and use plan will cause the property to revert to its previous zoning.

The time has overdue for the requirement of Impact Statements. The City and/or the County should prepare an impact statement for developments. The statement will be paid for by the developer and presented with the zone change request. This is what the affected public needs to provide a sound basis for presenting argument for or against the zone changes.

You do not make the zoning laws--but you can develop some interests with others to bring this problem under control.

Sincerely,

Joseph M. Hans Jr.

SUPPLEMENTAL

CLV00282

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Les Martin	1891 Kay Lyn Ct. Las Vegas, NV 89114	Les Martin
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Nancy A. Emmons	Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

DOES NOT COUNT - NO PROPERTY ADDRESS

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

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Las Vegas, NV 89101

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

	PRINT NAME	ADDRESS	SIGNATURE
1	JONATHAN HARRIS-DEANS	Las Vegas, NV	
2	Jennifer Harris-Deans	Las Vegas, NV	Jennifer Deans
3		Las Vegas, NV	
4		Las Vegas, NV	

DOES NOT COUNT NO PROPERTY ADDRESS

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

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Las Vegas, NV 89101

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

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

CLV00287

DOES NOT COUNT - NO PROPERTY ADDRESS

11/13/2003 17:14 3839533 LOIS PAGE 01

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

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Las Vegas, NV 89101

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

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

DOES NOT COUNT NO PROPERTY ADDRESS

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

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

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

DOES NOT COUNT - NO PROPERTY ADDRESS

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

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

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

DOES NOT COUNT NO PROPERTY ADDRESS

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

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

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

DOES NOT COUNT NO PROPERTY ADDRESS

RECEIVED
03 NOV 10 PM 4:25
PLANNING AND DEVELOPMENT

Sent by Facsimile
702-385-7268

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
[redacted]	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Joan Doyne	1890 Pago Ct Las Vegas, NV 89117	Joan L Doyne
2	Patty Wilson	1931 Pago Ct. Las Vegas, NV	Patty Wilson
3	Paul Spears	1991 Pago Ct Las Vegas, NV	
4	Michael Eisenberg	1990 Las Vegas, NV	Michael Eisenberg
5	Bo Money	1831 Pago Ct LV NV 89117	
6	Lisa Norton	1930 Pago Ct LV NV 89117	
7	Kevin Norton	1930 Pago Ct LV NV 89117	
8	Bill Wilson	1931 Pago Ct.	

68

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Sherron Kulwin	1512 Winslow Las Vegas, NV 89117	S Kulwin
2	Darryl Kulwin	1512 Winslow St Las Vegas, NV 89117	Darryl Kulwin
3		Las Vegas, NV	
4		Las Vegas, NV	

Mar 20,'30 8:28 P.01
TEL NO.

Sent by Facsimile

562-6993 (Lyn Malo ıey - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Pla ming Commissioners
Attention: Bob Gi ıser, Kyle Walton
731 South Fourth S treet
Las Vegas, NV 89101

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PLEASE COUNT AND RI CORD MY OPPOSITION TO:

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

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

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

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

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

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

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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

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

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

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard L. Montecalvo	8500 Capella Rico Las Vegas. NV 89117	Richard L Montecalvo
2	Patricia M. Montecalvo	8500 Capella Rico Ave. Las Vegas. NV 89117	Patricia M. Montecalvo
3		Las Vegas. NV	
4		Las Vegas, NV	

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	CHRIS COLSON	1930 SKI SLOPE Las Vegas, NV 89117	
2	Sharron Phillips	1930 Ski Slope Cir. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Naomi Sloan	2124 Diamond Brook Las Vegas, NV 89117	N Sloan
2	Art Sloan	2124 Diamond Brook Las Vegas, NV 89117	
3			
		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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

Sent by Facsimile
362-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Kristin Naylor	1701 Cond Ct Las Vegas, NV 89117	Kristin Naylor
2	KARL FIKES	1701 COND CT Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	SCOT G BUGBEE	1671 JASMINE JOY CT Las Vegas, NV 89117	
2	TAMI L BUGBEE	1671 JASMINE JOY CT Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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385-7268 (Planning Department Staff)

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

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS Molloni	8524 Mountain Valley Ave Las Vegas, NV 89117-9022	
2	DIANA Molloni	8524 Mountain Valley Ave Las Vegas, NV 89117-9022	
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	David Knowlton	1616 Marbella Ridge Las Vegas, NV 89117	
2	Ellen B Knowlton	1616 Marbella Ridge Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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Las Vegas, NV 89101

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	KENNETH D. LEY	2665 GRAND ISLAND CT Las Vegas, NV 89117	
2	TRACY LEY	2665 GRAND ISLAND CT Las Vegas, NV 89117	Tracy Ley
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00317

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

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00319

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	GEORGE RADOUMIS	1425 S CUTLER Las Vegas. NV 89117	George Radoumis
2	JULIE RADOUMIS	1425 S. CUTLER Las Vegas, NV 89117	Julie Radoumis
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00323

NOV 11 03 05:13P MARK SCOTT 702-838-7993 P.1

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

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

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

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

CLV00324

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	DON WALKER	2101 S. Cimarron Rd. Las Vegas, NV 89117	Don Walker
2	JAN WALKER	2101 S. Cimarron Rd Las Vegas, NV 89117	Jan Walker
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00327

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Vicki DelGrosso	1788 River Birch St. Las Vegas, NV 89117	Vicki DelGrosso
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	FLORENCE DOLATIN	Las Vegas, NV	F. Florence Dolatin
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00329

DOES NOT COUNT - NO PROPERTY ADDRESS

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

DOES NOT COUNT - NO PROPERTY ADDRESS

Nov, 1, 2003

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

Dear Planning Commissioners,

Please record into the Written record of the Nov. 20, 2003 planning commission meeting that I am opposed to GPA-2993 , ZON-3176 and SDR-3177 scheduled for review and a zoning change at Buffalo and Del Rey.
This change will add 8-12 thousand cars per month in our area.
In addition, the proposed change violates the commissions OWN zoning code since the area is in the middle of the block and not on a primary intersection and there are no retail corridors. In fact, there is not one positive benefit to the surrounding community by this change and is inconsistent with the master plan revisions of Nov. 1998.

Carl and D. Simcox
1517 Winslow St.
Las Vegas, Nev. 89117

CLV00331

CHARLESTON NEIGHBORHOOD PRESERVATION, CORPORATION

"Doing things today that will improve tomorrow"



TIME: _____

DATE: 3 nov 2003

TO: CLV PLANNING COMMISSIONERS

FAX: 385-7268

FROM: THE BOARD
FAX/PHONE: 702-877-2438

NUMBER OF PAGES INCLUDING COVER: ONE

RE: NOV 20,2003 AGENDA REQUESTS: on 5 cases (all PLEASE DENY planning)

case # SUP 3152, a 48 ft. billboard--NO

CASE #GPA-2993, ammend land use plan--NO (retain planning integrity)

zone #3176, rezoning request--NO (maintain consistent zoning)

case # SDR 3177, reflective glass waiver--NO (do not begin "trashing")

case # VAC 3178, NO --(vacation of Holmby Ave violates planning integrity)

Vicki Arnold

Vicki Arnold--CNP secretary

CLV00332

Telephone Protest/ Approval Log

Meeting Date: 11/20/03 **Case Number:** GPA-2993 SDR-3177 ZON

Date: 11/10/03
Name: Bill Carner
Address: 8513 Del Rey Ave LV NV 89117
Phone: 242-9318
☒ PROTEST ☐ APPROVE

Date: 11/10/03
Name: Jeff Smith
Address: 7428 Silver Palm LV NV 89117
Phone: 233-0333
☑ PROTEST ☐ APPROVE

Date: 11/10/03
Name: Millie Robin
Address: 241 Stratomere Ct LV NV 89117
Phone:
☑ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

EXHIBIT E

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
VAC-3178 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS - Request for a Petition to vacate Holmby Avenue, generally located east of Buffalo Drive, between Charleston Boulevard and Del Rey Avenue, Ward 1 (Moncrief).

SET DATE: 12/03/03
C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	25	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Protest representing 4 residences for Items 8, 9, 10 & 11 (attached to Item 8 [GPA-2993])

MOTION:
GOYNES – APPROVED subject to conditions – Motion carried with NIGRO abstaining as his father is a partner with Mr. Molasky in another transaction, McSWAIN abstaining as her firm is presently doing work for another company owned by members of the Molasky family and DAVENPORT voting No and

To be heard by the City Council on 12/17/2003, NOT TO BE HEARD BEFORE 4:00 P.M.

MINUTES:
NOTE: A Combined Verbatim Transcript of Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] is made a part of the Final Minutes under Item 8 [GPA-2993].

CLV00334

CERTIFIED AS A TRUE COPY
Doreen L. Arauz
Deputy CITY CLERK, CITY OF LAS VEGAS NEVADA 2/20/04
(11)

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 10 – VAC-3178

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing open

APPEARANCES:
KYLE WALTON, Planning and Development Department
ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway
DAVID CLAPSADDLE, Planning and Development Department
MARK ADAIR, 1401 Marbella Ridge Court
LYN MALONEY, 1632 Marbella Ridge Court
LEE FAIR, 1600 Charles Lamb Court
CAROLYN STONE, 1509 Ten Palms Court
MARY GREEN, 1870 Black Water Court
CLETA THOMPSON, 1710 South Buffalo
KATHY MADIGAN, 1504 Ten Palms Court
WILLIAM LEONARD, 1700 Charles Lamb Court
MICHAEL BELL, 7425 Oak Boulevard
PENELOPE LOHR, 1410 South Tenaya Way
ANNA WILLIAMS, 7451 O'Bannon Drive
GARN MABEY, 1404 Silver Oak Street
BARBARA CEGASKE, 6465 Laredo Street
LARRY ANSPADA, 1509 Golden Oak Drive
JO KEILLY, 8105 Via del Cerro Court
ROBERT WELLS, 8109 Meantmore Avenue
JAMES MORRIS, 2100 Palm Canyon Court
TODD FARLOW, 240 North 19th Street,
FRANK SPOSATO, 1500 Marbella Ridge Court
JUANITA CLARK, 137 Lorenzi Street
SUSAN SAVALA, 1913 Eliminator Street
MARGO WHEELER, Planning and Development Department
DAVID GUERRA, Public Works Department
GINA VENGLASS, Public Works Department

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] was held under Item 8 [GPA-2993].

(6:36 – 8:41)
1-944/2-1734

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 10 - VAC-3178

CONDITIONS:

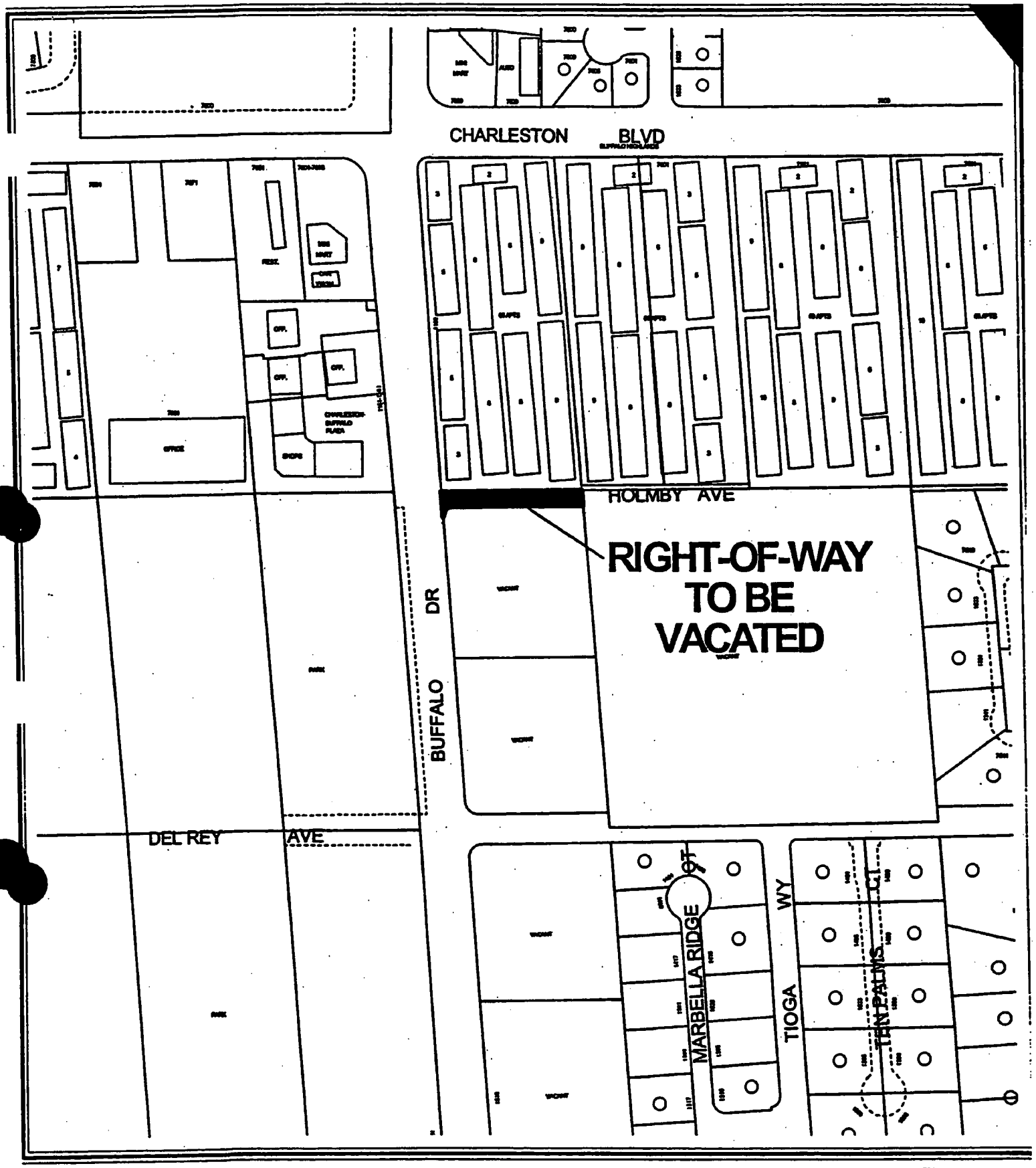
1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall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

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

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

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

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

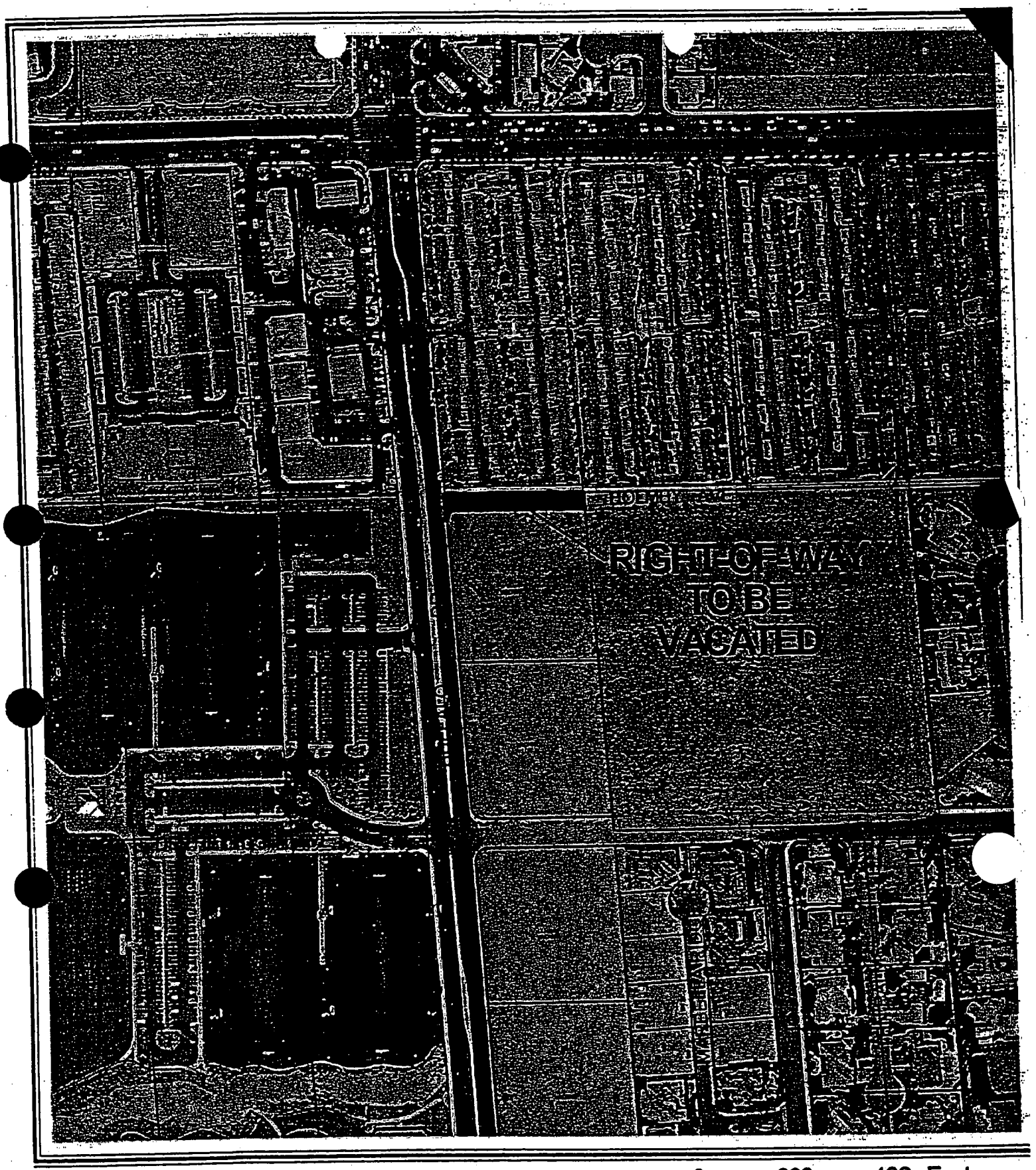


CASE: VAC-3178
RADIUS: SPECIAL

0 200 400 Feet

CLV00337

N



0 200 400 Feet

CASE: VAC-3178
RADIUS: SPECIAL

CLV00338

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-3178 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS

** CONDITIONS **

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

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

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

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

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is to vacate the south 30 feet of Holmby Avenue from the east right-of-way line of Buffalo Drive extending westerly approximately 290 feet.

B) Applicant's Justification

The applicant's justification letter states that the right-of-way for Holmby Avenue is no longer necessary, and will be incorporated into the proposed office development on the adjacent property.

BACKGROUND INFORMATION

A) Previous Actions

11/20/03 The Planning Commission will consider a General Plan Amendment (GPA-2993) to O (Office), a Rezoning (ZON-3176) to C-1 (Limited Commercial) and a Site Development Plan Review (SDR-3177) for a 42,500 square foot office building on the property adjacent to this request.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a public right-of-way located in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 3, Township 21 South, Range 60 East.

ANALYSIS

A) Planning discussion

The applicant intends to incorporate the public rights-of-way into the adjacent parcels for development. This request is appropriate, as the subject right-of-way is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as this portion of Holmby Avenue is unused for vehicular traffic.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, as this portion of Holmby Avenue is unused for vehicular traffic.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes in that there are no plans to continue Holmby Avenue as a through street.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, ZON-3176 and SDR-3177, which is a proposed Social Security Administration building.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 4

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3178 APN: 163-03-101-003

Name of Property Owner: William L. Cullings

Name of Applicant: PH SSA,LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: William L Cullings

Print Name: WILLIAM L. CULLINGS

Subscribed and sworn before me

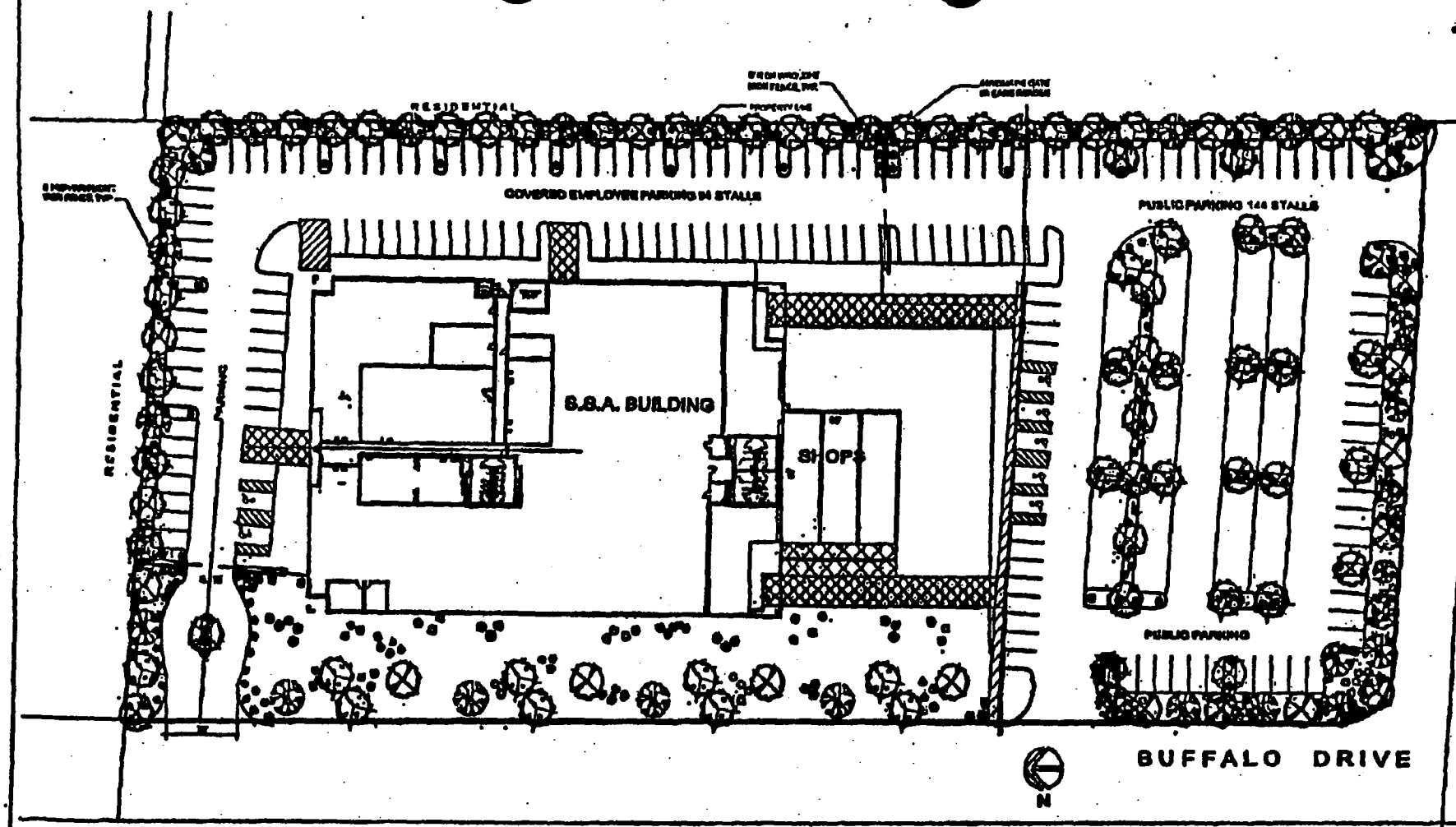
This 1st day of October, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ALICE RUSS
No: 03-83649-1
My Appointment Expires Aug. 25, 2007

CLV00342

CLV00343



OCT 06 2003 09:08 FR LANDSCAPE-SERVICES

LANDSCAPE SERVICES INC.

IMPORTANT: BLOCK WALLS ARE SHOWN FOR REFERANCE ONLY. ACTUAL PLACMENT OF BLOCK WALLS MAY VARY FROM DRAWING.

DATE: 10/06/03 | PAGE : 1 OF 1

INITIAL _____ DATE _____

LS 1.1

SCALE: NTS

STAFF

VAC-3178

11-20-03 PC

** TOTAL PAGE.02 **

CHARLESTON NEIGHBORHOOD PRESERVATION, CORPORATION

"Doing things today that will improve tomorrow"



TIME: _____

DATE: 3 nov 2003

TO: CLV PLANNING COMMISSIONERS

FAX: 385-7268

FROM: THE BOARD
FAX/PHONE: 702-877-2438

NUMBER OF PAGES INCLUDING COVER: ONE

RE: NOV 20,2003 AGENDA REQUESTS: on 5 cases (all PLEASE DENY planning)

case # SUP 3152, a 48 ft. billboard--NO

CASE #GPA-2993, ammend land use plan--NO (retain planning integrity)

zone-#3176, rezoning request--NO (maintain consistent zoning)

case # SDR 3177, reflective glass waiver--NO (do not begin "trashing")

case # VAC 3178, NO --(vacation of Holmby Ave violates planning integrity)

Vicki Arnold

Vicki Arnold--CNP secretary

CLV00344

EXHIBIT F

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SDR-3177 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST - Request for a Site Development Plan Review and a Waiver of the Commercial Development Standards FOR REFLECTIVE GLASS IN CONJUNCTION WITH A PROPOSED 42,500 SQUARE FOOT OFFICE AND RETAIL BUILDING on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1015	2	2
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Protest representing 4 residences for Items 8, 9, 10 & 11 (attached to Item 8 [GPA-2993])

MOTION:
GOYNES – APPROVED subject to conditions and deleting Condition 15 and amending Condition 3 as follows:

3. A waiver allowing use to ***reflective*** glass is approved.

And amending Condition 18 as follows:

18. ***Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans of the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222aA.***

To be heard by the City Council on 12/17/2003, NOT TO BE HEARD BEFORE 4:00 P.M.

CERTIFIED AS A TRUE COPY
Donna L. Aranyo
Deputy CITY CLERK, CITY OF LAS VEGAS NEVADA 2/20/04 (128)

CLV00345

City of Las Vegas

Agenda Item No.: 11

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 11 – SDR-3177

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] is made a part of the Final Minutes under Item 8 [GPA-2993].

CHAIRMAN TRUESDELL declared the Public Hearing open

APPEARANCES:
KYLE WALTON, Planning and Development Department
ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway
DAVID CLAPSADDLE, Planning and Development Department
MARK ADAIR, 1401 Marbella Ridge Court
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SUSAN SAVALA, 1913 Eliminator Street
MARGO WHEELER, Planning and Development Department
DAVID GUERRA, Public Works Department
GINA VENGLASS, Public Works Department

MOTION – Continued:
There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] was held under Item 8 [GPA-2993].

(6:36 – 8:41)
1-944/2-1734

CONDITIONS:
Planning and Development

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

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

3. A waiver allowing use to regulate glass is approved.

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

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

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

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

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

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

CONDITIONS – Continued:

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

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

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

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

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

15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

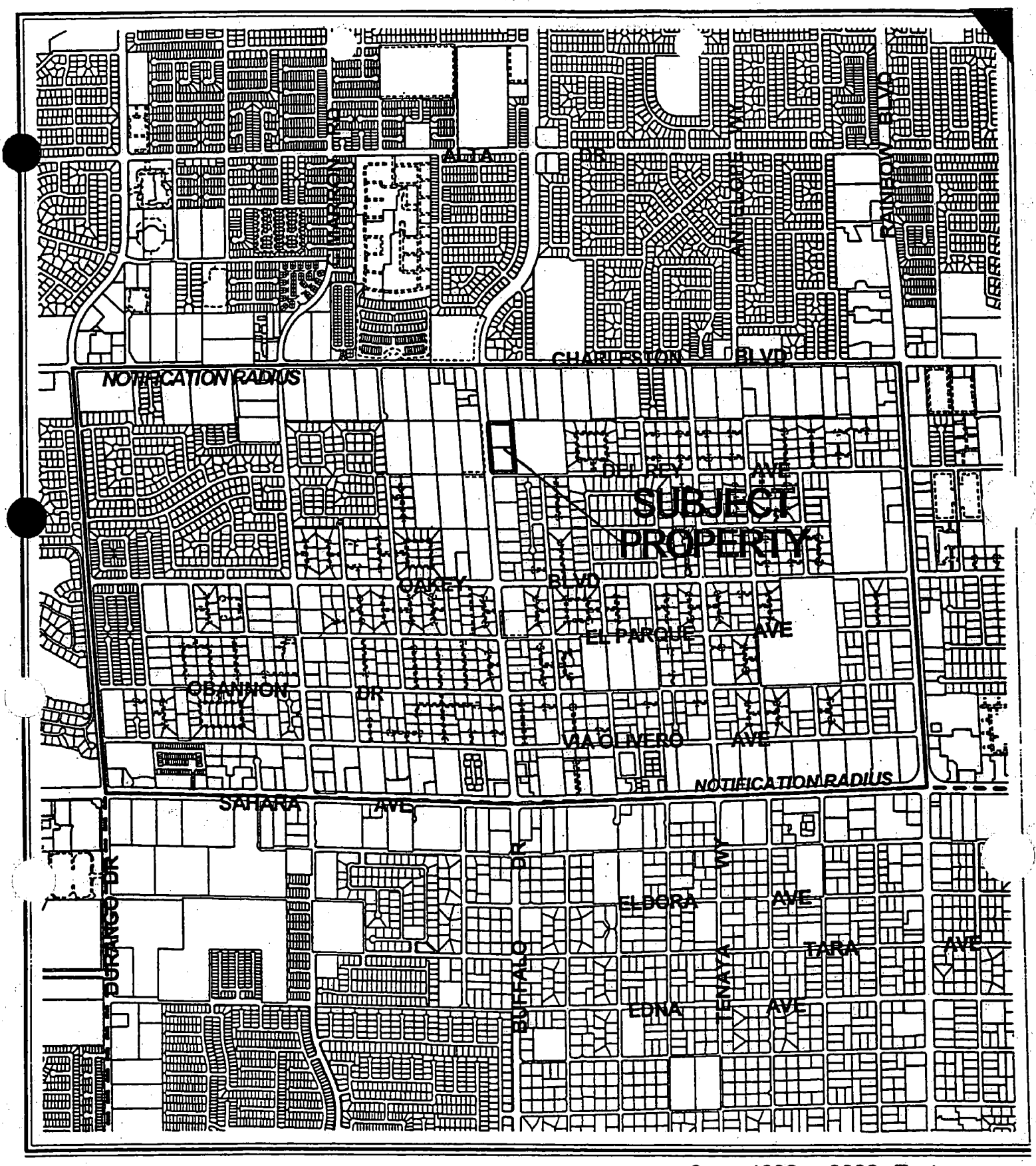
Public Works

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

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

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

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



CASE: SDR-3177

RADIUS: 2 MILES & SPECIAL

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

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

CLV00349

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3177 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST

** CONDITIONS **

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

Planning and Development

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

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

3. A waiver allowing use to regulate glass is approved.

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

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

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

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

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

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

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

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

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

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

15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for the approval of a Site Development Plan Review for a proposed 42,500 square foot office building with 38,600 square feet of office space and 3,900 square foot accessory use food/ retail wing with a request for a waiver from the commercial standard that prohibits use of reflective exterior glass. The building will be located on a 4.46 acre parcel located approximately between Charleston Boulevard and Del Rey Avenue on the east side of Buffalo Drive.

B) Applicant's Justification

The applicant states that the project is justified for several reasons. Buffalo Drive is a 100-foot right-of-way, therefore this project will serve as an ideal buffer between a primary arterial and single-family homes located east of the site. Since the project is a low intensity use with limited hours of operation, it will be harmonious and compatible with the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

08/07/85 The City Council approved the Community Profiles of the City of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential (R) Residential land uses with a maximum density of 3.59 dwelling units per acre.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this map, the subject properties were designated for Rural Density (R) Residential land uses, with a maximum density of 3.59 dwelling units per acre.

03/20/96 The Las Vegas City Council denied GPA-0052-95, which was a request from Rural Density Residential (R) to Office (O). The Planning Commission recommended approval.

KCW

11/23/98 The Las Vegas City Council approved GPA-0027-98, which changed the land use on the subject property (along with many other properties within this neighborhood) from Rural Density Residential (R) to Desert Rural Density Residential (DR). The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

09/25/03 During a pre-application submittal conference the following was discussed:

- The Neighborhood meeting will be October 10, 2003.
- Food services are possible with the office use.
- A parking analysis is needed that also includes outdoor seating.
- The trash enclosure needs to be 50 feet from residential and covered.
- A waiver of the reflective glass proscription is wanted.

C) Neighborhood Meetings

10/06/03 A neighborhood meeting sponsored by the applicant was held at the Johnson Community School, 340 Villa Monterey. 31 persons attended and had the following comments:

- If one parcel goes commercial all parcels will change.
- The proposal will lower property values.
- There should be no Del Ray Avenue access to Buffalo Drive.
- The proposal should involve a 20-year lease with no guarantee.
- The neighbors don't want any retail that would be open to public.
- The residents have security concerns; nights and weekends in particular were a concern.
- On-street parking is a concern.
- Some of the residents would rather have dirt field than development.
- The location is a bad site
  - It is not on a bus route.
  - It is not adjacent to other commercial parcels.
  - There are other sites available for the proposed use.

All of the neighbors were opposed to the proposal.

KCW

DETAILS OF APPLICATION REQUEST

Site Area: 4.46 Acres

EXISTING LAND USE

Subject Properties	Undeveloped
North	Apartments
South	Undeveloped
East	Single Family Detached and Undeveloped
West	City Park

PLANNED LAND USE

Subject Properties	DR (Desert Rural Density Residential)
North	M (Medium Density Residential)
South	DR (Desert Rural Density Residential)
East	DR (Desert Rural Density Residential)
West	P/R/OS (Park/Recreation/Open Space)

EXISTING ZONING

Subject Properties	R-E (Residence Estates)
North	R-3 (Medium Density Residential)
South	R-E (Residence Estates)
East	R-E (Residence Estates) and R-E (Residence Estates) ROI to R-PD2
West	R-E (Residence Estates) ROI to C-V (Civic)

The proposal supports the Southwest Sector Land Use Plan and the General Plan in the following manner:

- This proposal supports Policy B2. of the General Plan that calls for the development of infill parcels to make use of existing utilities, facilities and services.
- This application supports Program C.2.3 of the General plan that calls for the use of Office developments as buffers between low-density residential districts and more intensive uses such as Buffalo Drive.

KCW

SPECIAL DISTRICT/ZONES	YES	NO
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X

There are no special districts or zones that affect this request.

PROJECT DESCRIPTION

The property is located on the east side of Buffalo Drive, a 100 Primary Arterial street shown on the Master Plan of Streets and Highways, approximately between Charleston Boulevard to the north and Del Rey Avenue.

The property has a multi-family development to north, a large parcel with an antenna to the east, and a vacant parcel to the south, across Del Rey Avenue. Across the street is one of the main entrances to a large City of Las Vegas park. With these uses and the traffic potential that is associated with the large park and the size of Buffalo Drive the proposed office is an appropriate transition from the impact of the existing uses and traffic and the neighboring residential development.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	291Feet	Y
Min. Setbacks			
• Front	25 Feet	50 Feet	Y
• Side	10 Feet	80 Feet	Y
• Corner	15 Feet	256 Feet	Y
• Rear	15 Feet	75 Feet	Y
Max. Lot Coverage	30 %	22.36%	Y
Max. Building Height	2 Stories / 35 Feet	20'-6"	Y
Trash Enclosure	One	One	Y
Loading Zone	3	3	Y
Mech. Equipment	Screened from view		
Lighting	Low intensity/ Cutoff Design		

The project meets these standards of the Code.

A2) Residential Adjacency Standards

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

a) Proximity slope. With a distance of 78 feet from the residential property the 20'-6" tall building proposal meets the requirement.
b) Building setback. With a distance of 78 feet from the residential property the proposal exceeds the setback of 30 feet of the R-E (Residential Estates) zoning district.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Parking Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
General Office	38,600 Sq. Ft.	1/300 GFA	129	5	212	5
Accessory Retail	3,900 Sq. Ft.	1/175 GFA	39	2	24*	2

* Ratio between provided regular and handicap spaces based on the Retail area is 10% of the overall building.

The proposal exceeds the parking requirements of Title 19.

Traffic/Parking Comments from the Department of Public Works:

The applicant should meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

Del Rey Avenue was previously the subject of a Petition of Vacation (VAC-0003-00). Previous land use actions for this site were controversial in that neighborhood and residents were opposed to traffic being introduced into the neighborhood via Del Rey Avenue. The Petition of Vacation subsequently expired, but the Department of Public Works questions if a new Petition of Vacation for Del Rey Avenue should be resubmitted.

A4) Landscape and Open Space Standards

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

Standards	Required Ratio	Required Trees	Provided
Parking Area	1 Trees/Space	42 Trees	42
Buffer: • Min. Trees	20 Trees/Linear Feet	93Trees	93
• Min. Zone Width	8 Feet		
• Wall height	8 Feet		

The proposal meets the landscaping requirements of Title 19.

A5) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

Freestanding Signs: [Title 19.14.060.C.3]

Standards	Allowed	Provided
Maximum Number	1 / Street frontage 2 total	0 / Street frontage 0 total
Maximum Area	48 SF.	0
Maximum Height	12 Feet	0
Minimum Setback	5 Feet	0
Illumination	Internal/ External	N/A

Monument Signs: [Title 19.14.060.C.4]

Standards	Allowed	Provided
Maximum Number	1 / Street frontage 2 total	0 / Street frontage 0 total
Maximum Area	60 SF /sign	0
Maximum Height	8 Feet	0
Minimum Setback	5 Feet	0
Illumination	Direct/Internal	N/A

Wall Signs: [Title 19.14.060.C.5]

Standards	Allowed	Provided
Maximum Number	1 / Tenant or Building Elevation that faces a street	2 for the South Elevation; 1 each for the retail suites
Maximum Area	10 % of Suite Elevation	16 sq ft, 12 sq ft South Elevation; 14 sq ft each Suite
Maximum Projection	2 Feet	Unknown
Illumination	Internal/External	Unknown

One wall sign will need to be removed from the south elevation. A condition has been added to reduce the number of signs on the south elevation to a single sign.

B) General Analysis and Discussion

- Zoning

The rezoning request (ZON-3176) will result in O (Office) zoning. This zoning district will be compatible with neighboring uses as the General plan states that Office uses are appropriate buffers between intensive uses and low density residential.

- Site Plan

The building will be located approximately centered on the parcels. Public access will be from the south end of the development with public parking accessed from a driveway near the northeast corner of Del Rey avenue and Buffalo Drive. Primary access for the employees will be from the northwest corner of the development. Parking for both employees and the public is more than sufficient.

- Waivers

A waiver of the mirrored glass proscription of the Commercial standards of Title 19 is part of this application. There is no objection to this waiver.

- Landscape Plan

A landscaped area approximately 50 feet wide will separate the building from the street. All sides of the development will have the correct amount of landscaping in buffer strips that are the proper width.

- Elevation

The building is proposed to be single story of tilt up wall construction. Variation of the elevations will be accomplished by a staggered roofline and multi-colored panels. The longest side of the building will be the east / west elevations. The front of the building will face south toward the public parking lot. The three retail suites will have an arcade across their front elevation.

- Floor Plan

The floor plan of the office portion shows an open plan of the entire area. Access to the office portion will be from the south for the public; the employee access will be from the north and east. The retail portion of the plan will be three suites of equal size with the entries of the suites facing to the west.

FINDINGS

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

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

   The proposed building will be a new structure on the subject site. The design of the building is compatible with development in the area, subject to meeting the requirements of Title 19.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed use is consistent with the General Plan and the land use provisions of Title 19.

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

   Access to the site is via driveways from Buffalo Drive, classified as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The access and roadways are adequate to meet the needs of the proposed development.

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

   The building materials as proposed are appropriate for this type of office use in this area. The amount of parking lot and perimeter landscaping as shown meets the minimum standard of the Zoning Code. A request for one waiver to the commercial standard for mirrored glazing is part of this application.

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

   The design, architecture and aesthetic features of the proposed development are satisfactory and will not have a negative impact on this site or on surrounding areas.

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

   The proposed office building will be subject to inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED 1,882 [Mailed with ZON-3176]

APPROVALS 1

PROTESTS 108

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3177 APN: 163-03-101-003

Name of Property Owner: Cullings William L.

Name of Applicant: PH SSA, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: William L Cullings

Print Name: WILLIAM L CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ALICE RUSS
No: 03-83649-1
My Appointment Expires Aug. 25, 2007

CLV00361

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3177 APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: PH SSA, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes __✓__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature], Trustee

Print Name: Schneider Family Trust

Subscribed and sworn before me

This 1 day of October, 2003

Angela Patterson /angela patterson/

Notary Public in and for said County and State

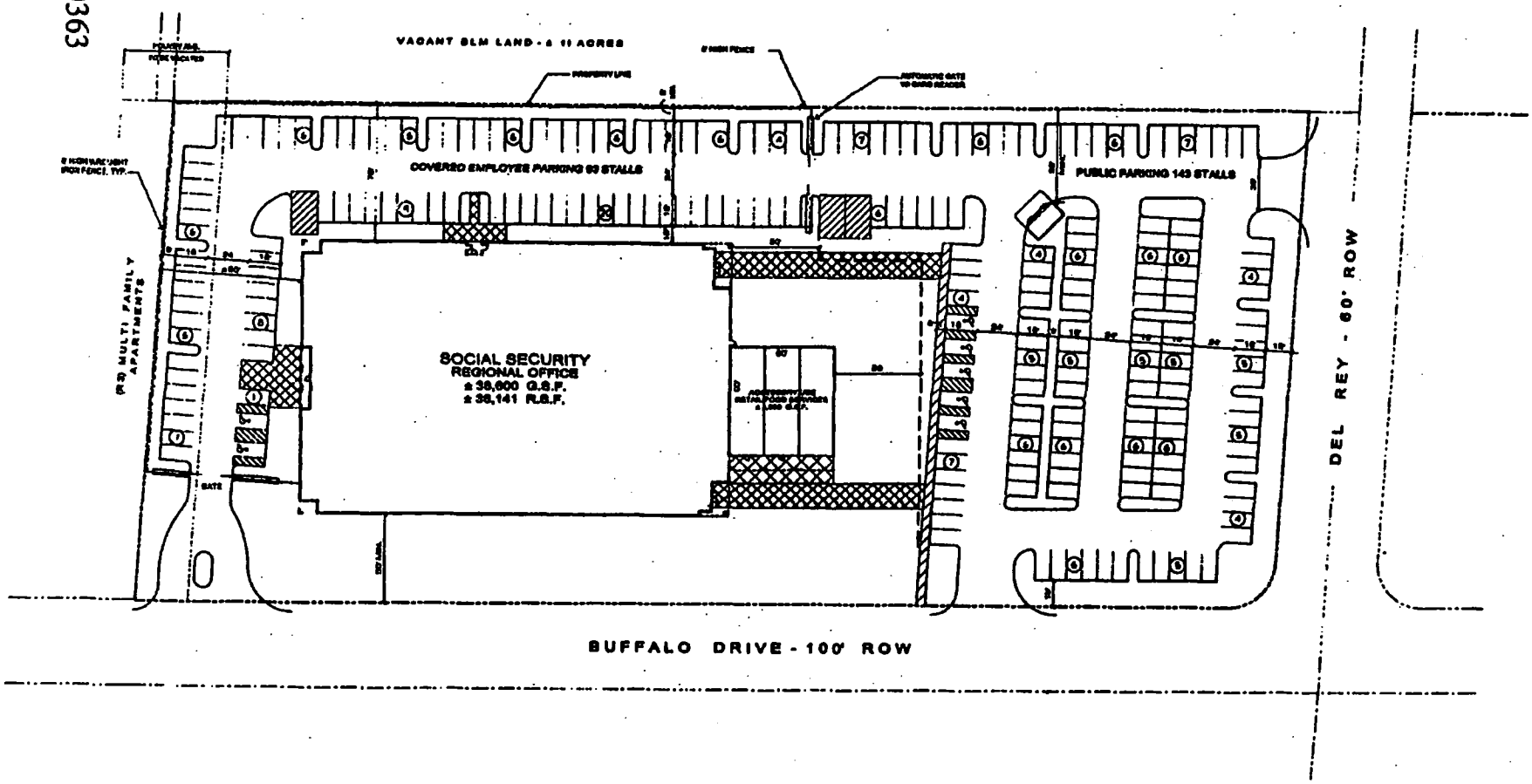
State of Georgia

Barrow County

ANGELA PATTERON
Notary Public Barrow County, Georgia
My Commission Expires April 18, 2005

CLV00362

CLV00363



SITE SUMMARY

SITE AREA:	± 190,600 S.F. (± 4.38 AC)
BUILDING AREA:	42,600 G.S.F.
COVERAGE:	22.34 %
PARKING REQUIRED: (@ X 1/)	
38,600 S.F. OFFICE @ 1 CAR/300	
3,900 S.F. RETAIL @ 1 CAR/250	
PARKING PROVIDED:	236 CARS
S.S.A. EMPLOYEE PARKING	93 CARS
PUBLIC PARKING	143 CARS

DENOTES 10' x 20' LOADING SPACE

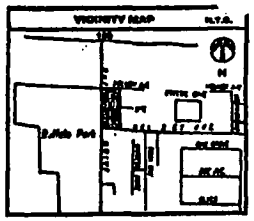
DENOTES TRASH ENCLOSURE

PROPOSED SITE PLAN FOR:
S.S.A. - LAS VEGAS, NV.

HFA

N

1"=30'-0"



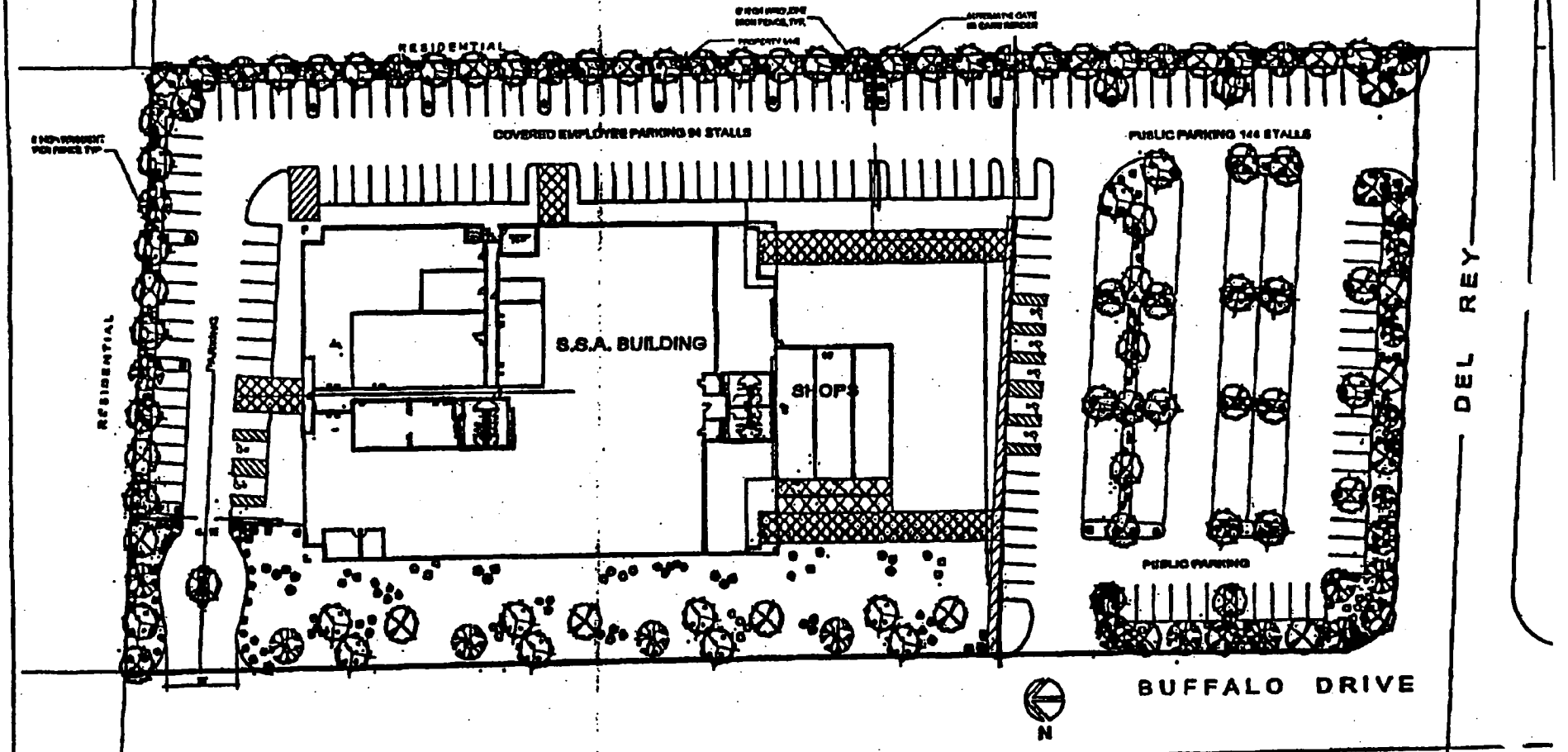
STAFF

REVISED 10.30.03

SDR-3177

11-20-03 PC

CLV00364



LANDSCAPE SERVICES INC.

IMPORTANT: BLOCK WALLS ARE SHOWN FOR REFERANCE ONLY. ACTUAL PLACMENT OF BLOCK WALLS MAY VARY FROM DRAWING.

DATE: 10/06/03 | PAGE : 1 OF 1

INITIAL _____ DATE _____

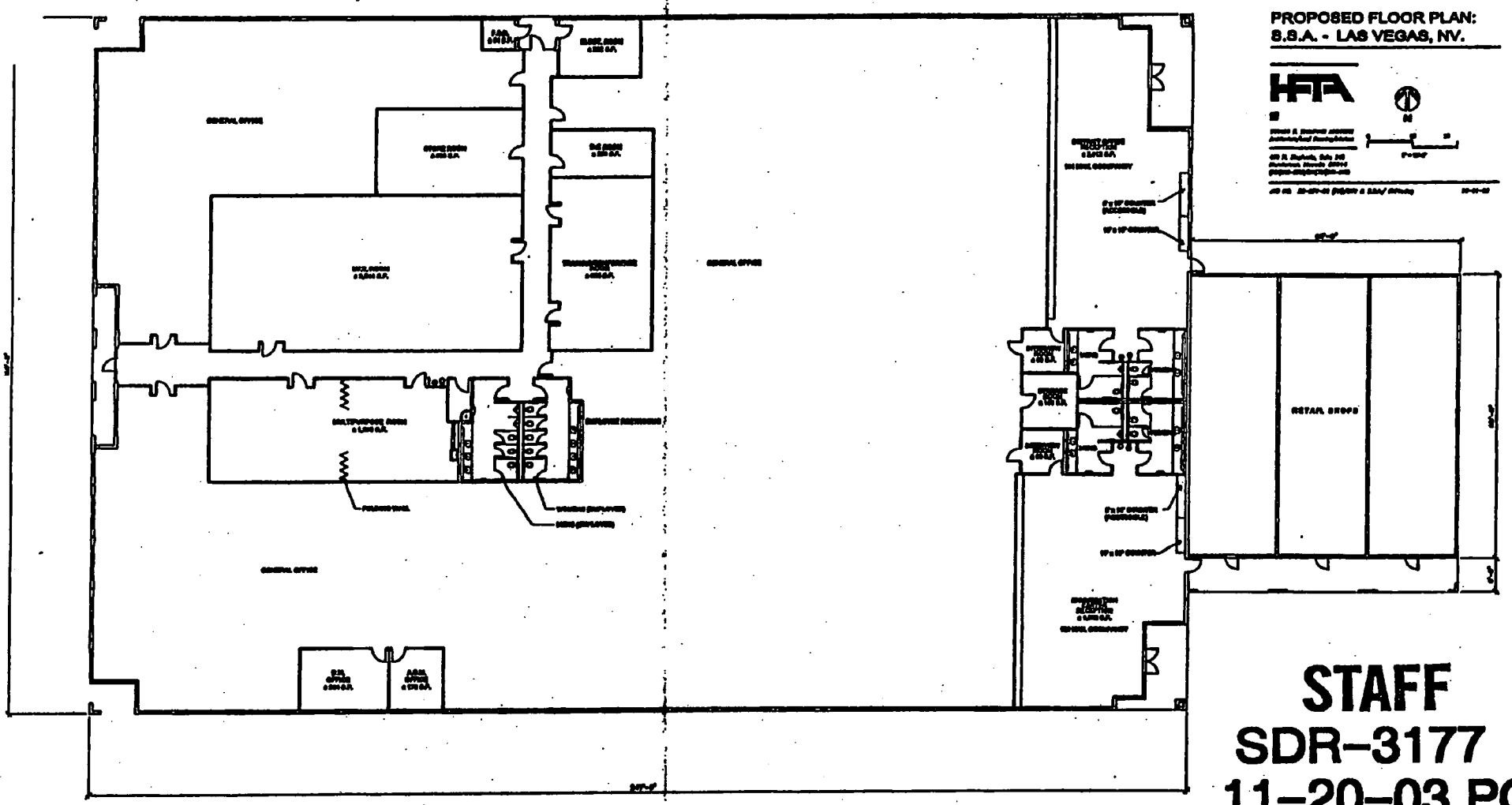
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SCALE: NTS

STAFF
SDR-3177
11-20-03 PC

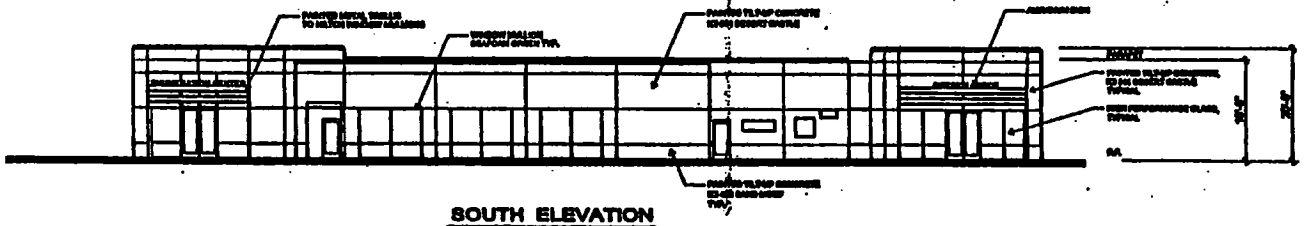
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CLV00365

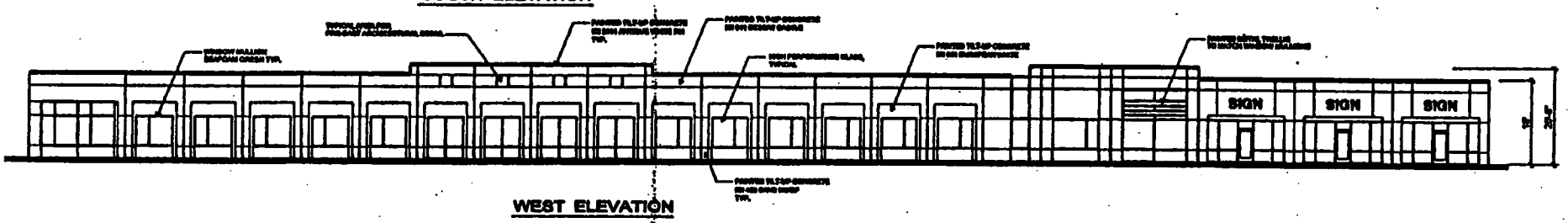


STAFF
SDR-3177
11-20-03 PC

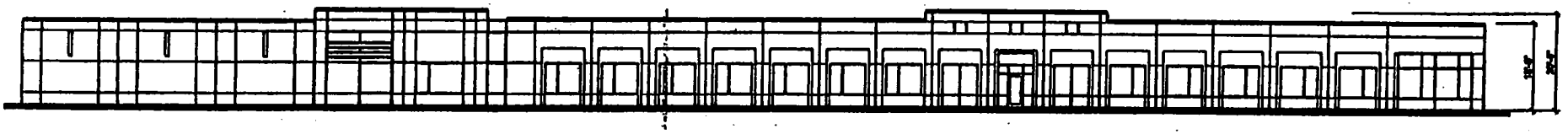
CLV00366



SOUTH ELEVATION

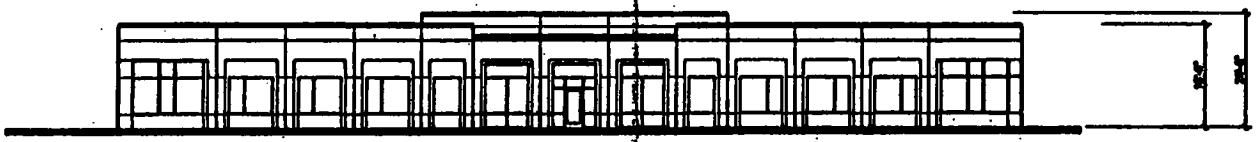


WEST ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS
S.S.A. - LAS VEGAS, NV.



NORTH ELEVATION

HFTA

STAFF

SDR-3177
11-20-03 PC

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

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

Dear Planning Commissioners:

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

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

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

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
[redacted]	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CYNTHIA HUGHES	7425 SILVER PALM Las Vegas, NV 89117	
2	JAMES HUGHES	7425 Silver Palm Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

ELLIS GLATT

1300 Castle Wall St.
Las Vegas, NV 89117

Phone: (702) 363-1617
Fax: (702) 363-3623

November 13, 2003

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

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

Dear Planning Commissioners:

We are the resident owners of the property at 1300 Castle Wall St., which is part of the Castlegate planned community. Our house is located directly across the park on Buffalo Drive and overlooks the proposed development site. By way of the attached form along with this letter, we would like to convey both to the Planning Commission and Councilwoman Janet Moncreif our strong opposition to the above referenced land-use-change and waiver requests and the underlying project being proposed.

Before relocating to Las Vegas last year, we spent more than six months investigating neighborhoods and housing communities in search of the ideal home for our family. One of the primary reasons we selected the Castlegate community is because it was part of a strictly residential enclave of custom and semi-custom homes, yet still close to the major shopping corridors on Charleston and Sahara. We also wanted to be close to our daughter's new school (Bonanza High School), and the fact that Oakey Blvd, our main thoroughfare to and from Bonanza, is strictly residential in the vicinity of Buffalo with a fairly low level of traffic was another important factor in our decision.

At the time we purchased our home in Castlegate, we were obviously aware of many of vacant lots still to be developed in the neighborhood. However, based on a review of information re the General Plan for the area, zoning information re the vacant lots and the nature of the homes adjoining them, we had absolutely no reason to doubt that the Buffalo corridor in the vicinity of Oakey would remain strictly residential. The now nearly finished Stoneridge custom-home development on Oakey at Tenaya and the recent start of construction of another large custom home on Oakey at Cimarron are the types of projects we anticipated. Clearly, these projects will enhance our community and are totally consistent with the General Plan. The subject proposed commercial development project, on the other hand, with its massive size and placement in the midst of our

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

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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Janice R. Hammack	8412 Del Rey Avenue Las Vegas, NV 89117	Janice R. Hammack
2	Jeffrey A. Hammack	8412 Del Rey Avenue Las Vegas, NV 89117	Jeffrey A. Hammack
3	Melanie A. Stewart	9545 Chanticleer ct. Las Vegas, NV 89129	Melanie A. Stewart
4	Jared B. Stewart	9545 Chanticleer ct. Las Vegas, NV 89129	Jared B. Stewart

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	ELLIS GLATT	1300 CASTLE WALL ST. Las Vegas, NV 89117	Ellis Glatt
2	MYRA J. GLATT	1300 CASTLE WALL ST. Las Vegas, NV 89117	Myra J. Glatt
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Karen McKinley	1600 River Birch St Las Vegas, NV 89117	
2	Greg McKinley	1600 River Birch Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Beatrice Roberts	1940 Blackwater Ct Las Vegas, NV 89117	Beatrice Roberts
2	Robert H. Roberts	1940 Blackwater Ct Las Vegas, NV 89117	Robert H Roberts
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	James D. Morris	7905 Del Rey Ave Las Vegas, NV 89117	James D. Morris
2	Deborah L. Morris	7905 Del Rey Ave Las Vegas, NV 89117	Deborah L Morris
3	Amber D. Reid	7905 Del Rey Ave Las Vegas, NV 89117	Amber Reid
4		Las Vegas, NV	

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

To: Las Vegas City Planning Commissioners
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1.	DAVID RUSTOWICZ	2010 S. TENAYA Las Vegas, NV 89117	
2.	SUSIE RUSTOWICZ	2010 S. TENAYA Las Vegas, NV 89117	Susie Rustowicz
3.		Las Vegas, NV	
4.		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	BONALY/Suzan	2020 South Lisa Lane Las Vegas, NV	Bonaly
2	BONALY/Gerald	Las Vegas, NV	Bonaly
3	BONALY/Sunja	Las Vegas, NV	Bonaly
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Roy Polage	1240 West Oakey Las Vegas, NV	Roy Polage
2	Ann Polage	1240 West Oakey Las Vegas, NV 89117	Ann Polage
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Becky Goetsch	8149 O'Bannon Dr Las Vegas, NV 89117	
2	Greg Moreon	8149 Bannon Dr Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Keri McKee	1508 Silver Oak St Las Vegas, NV 89117	Keri McKee
2	Mark McKee	1508 Silver Oak St Las Vegas, NV	Mark McKee
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	CHRIS L. COBB	1508 TEN PEAKS CT. Las Vegas, NV 89117	
2		1508 TEN PEAKS CT Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	[illegible] Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00380

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	BRADLEY RICCARDI	1400 CASA DEL REY CT Las Vegas, NV 89117	
2	Deanna Riccardi	1400 Casa Del Rey CT Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Catherine F. Wiegand	8572 Soneto Ln Las Vegas, NV 89117	Catherine F. Wiegand
2	Cheryl Murone	7849 Foothill Ave Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	John H Pilkington	1408 Kingston Las Vegas, NV	
2	Julie A Pilkington	1408 Kingston Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

	PRINT NAME	ADDRESS	SIGNATURE
1	James A. Raya	7813 Wasatch Maple Ave Las Vegas, NV 89117	James A Raya
2	Lisa Raya	The Same Las Vegas, NV	Lisa M. Raya
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Mitchell Hampp	2010 Lisa Lane Las Vegas, NV 89117	Mitchell Hampp
2	Carol Hampp	2010 Lisa Lane Las Vegas, NV 89117	Carol Hampp
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Kevin Colan Jr	1301 Crystal Mtn. Dr. Las Vegas, NV 89117	
2	Susan Colan	1301 Crystal Mtn. Las Vegas, NV 89117	
3	Kevin P. Colan	1301 Crystal Mtn. Las Vegas, NV 89117	
4		Las Vegas, NV	

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

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

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Hilliard W. Green MD	1870 Blackwater Ct Las Vegas, NV 89117	Hilliard W. Green, MD
2	Mary O. Green	1870 Blackwater Ct Las Vegas, NV 89117	Mary O. Green
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00388

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Keith MacKenzie	1300 SoTenaya Las Vegas, NV 89119	Keith MacKenzie
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

* RESIDENCE IS 7900 ROCKWIND CT.

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

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

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

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

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

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	David Bergstrom	1910 Columbia Crest Las Vegas, NV 89117	
2	Paula Bergstrom	1920 Columbia Crest Las Vegas, NV 89117	
3	Valerie Jorgenson	2211 S. Tenaya Way Las Vegas, NV 89117	
4	Michelle Amil	1860 Columbia Crest Las Vegas, NV 89117	

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

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

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS J. CRANGLE	7432 SILVER PALM AVENUE Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00398

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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

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

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

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

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	TERRY ONO	1462 DANIELLE CT. Las Vegas, NV 89117	Terry Ono
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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

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

REALTOR® SPECIALIZING IN ACREAGE AND INCOME PROPERTY
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BARTSAS REALTY INC.

TELEPHONES:
Office: (702) 735-6377
Fax: (702) 735-6378

528 EAST OAKEY BLVD. LAS VEGAS, NEVADA 89104

FAX COVER SHEET

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

Total pages, including this page: 2

MESSAGE: Mr. Bob Ginser:

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

Thanks, kindly.

Mary Bartsas

MB/kb

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	LILIA SIOSON	7450 DEL REY Las Vegas, NV	Lilia Sioson
2	PHILIP WALSH	7450 DEL REY Las Vegas, NV	Philip Walsh
3	Helen Johnson	7450 DEL REY Las Vegas, NV	Helen Johnson
4	Ethel Shaw	7450 DEL REY Las Vegas, NV	Ethel Shaw

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

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS S. OLEN	2231 DIAMOND BAR DR. Las Vegas, NV 89117	
2	PATRICIA A MORELLI	2231 DIAMOND BAR DRIVE Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Jamece Barcelon	2270 S. Pioneer Way Las Vegas, NV 89117	
2	Sidney J. Barcelon	2270 S. Pioneer Wy Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00409

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	MARTIN Doyne	1890 Pago Ct Las Vegas, NV 89117	
2	JOAN L Doyne	1890 Pago Ct Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	G. LEE BROOKSHIRE	1960 Remsen Ct Las Vegas, NV 89117	
2	Janel M. Brookshire	1960 Remsen Ct Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Alexia Crowley	1801 Langley Estates Dr. Las Vegas, NV	Alexia Crowley
2	Michael Crowley	1801 Langley Estates Dr Las Vegas, NV	M. Crowley
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard R. Briggs	1901 Newport Bay Las Vegas, NV 89117	R R Briggs
2	Lizbeth B Briggs	1901 Newport Bay Las Vegas, NV	Lizbeth B Briggs
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00413

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Michael + Nilda Chang	7805 Wasatch Maple Ave Las Vegas, NV 89117	Mi. Chang Nilda Chang
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

Dear Planning Commissioners:

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	JODY KARP	1450 TENAYA WAY Las Vegas, NV 89117	
2	AL KARP	1450 TENAYA. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00415

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	EICHHOLZ RAYMOND	1420 BAMBER DR. Las Vegas, NV 89117	
2	Mary Jane Eichholz	1420 Bamber Dr Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

RECEIVED
03 NOV 14 PM 4:19
PLANNING AND
DEVELOPMENT

MEMO

TO: PLANNING COMMISSION, CITY OF LAS VEGAS, NEVADA

FROM: DAVID A. WHITAKER
WHITAKER FAMILY TRUST
1430 S. MONTE CRISTO WAY
LAS VEGAS, NV 89117
APN: 163-03-103-007

RE: PENDING ACTION ON APR: 163-03-101-002 & 003

DATE: NOVEMBER 9, 2003

I would like to formally express my objection to actions being considered for the above listed parcels:

1. **ZON-3176 - Rezoning from R-E to O**
2. **SDR-3177 - Site development review and a waiver of the commercial stds.**
3. **GPA-2993 - General plan amendment**

I want these parcels to remain as low density residential or at worst, Buffalo Highlands-style apartments and not be allowed to changed to commercial zoning. Please.... let's stay with the plan.

Thanks for your consideration!!

Sincerely,

David A. Whitaker

David A. Whitaker

WHITAKER
1430 S. MONTE CRISTO WAY
LAS VEGAS, NV

November 10, 2003

RECEIVED
03 NOV 14 PM 4:20
PLANNING AND
DEVELOPMENT

Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101

RE: Site Development Review SDR-3177; ZON-3176, GPA-2993

Dear Sir/Madam,

As residents within the 2 mile radius of the proposed site (legally described as being a portion of the northwest quarter (NW1/4) of the northwest quarter (NW1/4) of section3, township 21 south, range 60 east, M.D.M.) , we respectfully object to the development of the property to an office/limited commercial site. Increased traffic resulting from this would be very disruptive to the surrounding, quiet residential neighborhood.

Please consider our opinion on this matter.

Respectfully yours,

Mr. & Mrs. Peter John Talabis

Talabis
2217 Paseo Ct.
Las Vegas, NV 89117

RECEIVED
03 NOV 14 PM 4:20
PLANNING AND
DEVELOPMENT

November 11, 2003

Las Vegas City Planning Commissioners
731 S. 4th St.
Las Vegas, NV 89101

ATTN: BOB GINSER, KYLE WALTON

RE: SUPPORT OF GPA - 2993 & ZON - 3176
SDR - 3177

Dear Commissioners:

This is a support letter for the Social Security office project on Buffalo near Oakey.

Since it is unrealistic to build large lot single family residences on the subject property, I feel this low rise, weekday only project is as good as we homeowners can hope for.

You might want to consider a planned development zoning that limits the use to the proposed project. Neighborhood concerns regarding potential C-1 uses could be addressed in this manner.

Thank you for your consideration.

Sincerely,

Ken Fleming

K. E. Fleming
1841 Newport Bay Dr
Las Vegas, NV 89117

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

RECEIVED
03 NOV 14 PM 4:20
PLANNING AND DEVELOPMENT

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	STANLEY M KIRSON	1705 River Birch St Las Vegas, NV 89117	Stanley M Kirson
2	ANNETTE KIRSON	1705 River Birch St Las Vegas, NV 89117	B. Annette Kirson
3		Las Vegas, NV	
4		Las Vegas, NV	

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

RECEIVED
03 NOV 14 PM 4:20
PLANNING AND DEVELOPMENT

To: Las Vegas City Planning Commissioners
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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	JOSEPH M. HANS JR	1469 S. TERRA A AVE Las Vegas, NV 89117	
2	SHIRLEY A. HANS	Same as above Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

November 11, 2003

To: Las Vegas City Planning Commissioners

Subject: Buffalo Zoning Changes

The Buffalo Homeowners have been hasseled for zoning changes for years. The time has come to put this to an end.

The zoning rules need to be changed because there is little risk to a developer from perpetually introducing zone change requests. Most zone changes result in increasing the property values. The developers get a zone change and an outright gift of land evaluation. This gift belongs in the city treasury—not in the developer's pocket.

Lets require the develper to put the money difference up front with the zone change request. It is not refundable --win or lose the zoning request. Any major changes in the building and use plan will cause the property to revert to its previous zoning.

The time has overdue for the requirement of Impact Statements. The City and/or the County should prepare an impact statement for developments. The statement will be paid for by the developer and presented with the zone change request. This is what the affected public needs to provide a sound basis for presenting argument for or against the zone changes.

You do not make the zoning laws--but you can develop some interests with others to bring this problem under control.

Sincerely,

Joseph M. Hans Jr.

SUPPLEMENTAL

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Les Martin	1891 Kay Lyn Ct. Las Vegas, NV 89114	Les Martin
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Nancy A. Emmons	Las Vegas, NV	Nancy A. Emmons
2	[illegible]	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00425

DOES NOT COUNT - NO PROPERTY ADDRESS

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

To: Las Vegas City Planning Commissioners
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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	JONATHAN HARRIS-DEANS	Las Vegas, NV	
2	Jennifer Harris-Deans	Las Vegas, NV	Jennifer Deans
3		Las Vegas, NV	
4		Las Vegas, NV	

DOES NOT COUNT NO PROPERTY ADDRESS

CLV00426

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00427

DOES NOT COUNT - NO PROPERTY ADDRESS

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00428

DOES NOT COUNT NO PROPERTY ADDRESS

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

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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00429

DOES NOT COUNT - NO PROPERTY ADDRESS

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00430

DOES NOT COUNT NO PROPERTY ADDRESS

RECEIVED
03 NOV 10 PM 4:25
PLANNING AND DEVELOPMENT

Sent by Facsimile
702-385-7268

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
[redacted]	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Joan Doyne	1890 Pago Ct Las Vegas, NV 89117	Joan L Doyne
2	Patty Wilson	1931 Pago Ct. Las Vegas, NV	Patty Wilson
3	Paul Spearsbeck	1991 Pago Ct Las Vegas, NV	
4	Michael Eisenberg	1990 Las Vegas, NV	Michael Eisenberg
5	Bo Money	1831 Pago Ct L.V. NV 89117	
6	Lisa Norton	1930 Pago Ct LV NV 89117	
7	Kevin Norton	1930 Pago Ct LV NV 89117	
8	Bill Wilson	1931 Pago Ct.	

68

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-3993	November 20, 2003
ZON-3176	November 20, 2003
[redacted]	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Sherron Kulwin	152 Winslow Las Vegas, NV 89107	S Kulwin
2	Darryl Kulwin	152 Winslow St Las Vegas, NV 89107	Darryl Kulwin
3		Las Vegas, NV	
4		Las Vegas, NV	

Mar 20,'30 8:28 P.01
TEL NO.

Sent by Facsimile

562-6993 (Lyn Malo ıey - to verify count)

385-7268 (Planning :)epartment Staff)

To: Las Vegas City Pla ıning Commissioners
Attention: **Bob Gi ıser, Kyle Walton**
731 South Fourth S treet
Las Vegas, NV 89101

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PLEASE COUNT AND R] CORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Michael P Hick	7424 Oak Grove Las Vegas, NV	Michael P. Hick
2	Joan Hick	7424 Oak Grove Las Vegas, NV	Joan A. Hickey
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

Dear Planning Commissioners:

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard L. Montecalvo	8500 Capella Rico Las Vegas, NV 89117	Richard L Montecalvo
2	Patricia M. Montecalvo	8500 Capella Rico Ave. Las Vegas, NV 89117	Patricia M. Montecalvo
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	CHRIS COLSON	1930 SKI SLOPE Las Vegas, NV 89117	
2	Shannon Phillips	1930 Ski Slope Cir. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	NAOMI SLOAN	2124 Diamond Brook Las Vegas, NV 89117	N Sloan
2	ART SLOAN	2124 Diamond Brook Las Vegas, NV 89117	Art Sloan
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

Sent by Facsimile
362-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	~~PRINT NAME~~	ADDRESS	SIGNATURE
1.	Kristin Naylor	1701 Cano Ct Las Vegas, NV 89117	Kristin Naylor
2.	Karl Fikes	1701 Cano Ct Las Vegas, NV 89117	
3.		Las Vegas, NV	
4.		Las Vegas, NV	

CLV00442

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

To: Las Vegas City Planning Commissioners
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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	SCOT G BUGBEE	1671 JASMINE JOY CT Las Vegas, NV 89117	
2	TAMI L. BUGBEE	1671 JASMINE JOY CT Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS MOLONI	8524 MONTANA VALLEY AVE Las Vegas, NV 89117-9022	
2	DIANA MOLONI	8524 MONTANA VALLEY AVE Las Vegas, NV 89117-9022	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	GOESEL ANSON	2001 ALEXA BREANNE Las Vegas, NV 89117	
2	JOHN ANSON	2001 Alexa Breanne Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	David Knowlton	1616 Marbella Ridge Las Vegas, NV 89117	
2	Ellen B. Knowlton	1616 Marbella Ridge Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00452

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

To: Las Vegas City Planning Commissioners
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Dear Planning Commissioners:

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

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

PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00458

TOTAL P.01

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	GEORGE RADOUMIS	1425 S CUTLER Las Vegas, NV 89117	George Radoumis
2	JULIE RADOUMIS	1425 S. CUTLER Las Vegas, NV 89117	Julie Radoumis
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00462

Nov 11 03 05:13p MARK SCOTT 702-838-7993 p.1

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	DON WALKER	2101 S. Cimarron Rd. Las Vegas, NV 89117	Don Walker
2	JAN WALKER	2101 S. Cimarron Rd. Las Vegas, NV 89117	Jan Walker
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00466

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Vicki DeLGrosso	1748 River Birch St. Las Vegas, NV 89117	Vicki DeLGrosso
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00467

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00468

DOES NOT COUNT - NO PROPERTY ADDRESS

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

CLV00469

DOES NOT COUNT - NO PROPERTY ADDRESS

Nov, 1, 2003

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

Dear Planning Commissioners,

Please record into the Written record of the Nov. 20, 2003 planning commission meeting that I am opposed to GPA-2993, ZON-3176 and SDR-3177 scheduled for review and a zoning change at Buffalo and Del Rey.
This change will add 8-12 thousand cars per month in our area. In addition, the proposed change violates the commissions OWN zoning code since the area is in the middle of the block and not on a primary intersection and there are no retail corridors. In fact, there is not one positive benefit to the surrounding community by this change and is inconsistent with the master plan revisions of Nov. 1998.

Carl and D. Simcox
1517 Winslow St.
Las Vegas, Nev. 89117

CLV00470

CHARLESTON NEIGHBORHOOD PRESERVATION, CORPORATION

"Doing things today that will improve tomorrow"



TIME: _____

DATE: 3 nov 2003

TO: CLV PLANNING COMMISSIONERS

FAX: 385-7268

FROM: THE BOARD
FAX/PHONE: 702-877-2438

NUMBER OF PAGES INCLUDING COVER: ONE

RE: NOV 20,2003 AGENDA REQUESTS: on 5 cases (all PLEASE DENY planning)

case # SUP 3152, a 48 ft. billboard--NO

CASE #GPA-2993, ammend land use plan--NO (retain planning integrity)

zone-#3176, rezoning request--NO (maintain consistent zoning)

case # SDR 3177, reflective glass waiver--NO (do not begin "trashing")

case # VAC 3178, NO --(vacation of Holmby Ave violates planning integrity)

Vicki Arnold

Vicki Arnold--CNP secretary

CLV00471

Telephone Protest/ Approval Log

Meeting Date: 11/20/03 **Case Number:** GPA-2993 [redacted] ZON 3176

Date: 11/10/03
Name: Bill Calner
Address: 8513 Del Rey Ave
LV NV 89117
Phone: 242-9318
[X] PROTEST [ ] APPROVE

Date: 11/10/03
Name: Jeff Smith
Address: 7428 Silver Palm
LV NV 89117
Phone: 733-0333
[X] PROTEST [ ] APPROVE

Date: 11/10/03
Name: Millie Robin
Address: 201 Stratomere Ct
LV NV 89117
Phone:
[X] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

CLV00472

EXHIBIT G

NOTICE OF FINAL ACTION

DATE OF FINAL ACTION BY PLANNING COMMISSION

NOVEMBER 20, 2003

APPLICATION CASE/NUMBER: ***ABEYANCE - RENOTIFICATION - GPA-2993 - GENERAL PLAN AMENDMENT***

FINAL ACTION TAKEN:

☐ Approved ☒ Denied ☐ Withdrawn

(Date Stamp)

DATE NOTICE FILED WITH CITY CLERK

D Gray 11/21/03
Signature & Date

2003 NOV 21 P 2:42
RECEIVED
CITY CLERK

CLV00473

CERTIFIED AS A TRUE COPY
Doreen L. Gray
Deputy CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04

040328

EXHIBIT H

NOTICE OF FINAL ACTION

DATE OF FINAL ACTION BY PLANNING COMMISSION

NOVEMBER 20, 2003

APPLICATION CASE/NUMBER: ***SDR-3177 - SITE DEVELOPMENT PLAN REVIEW***

FINAL ACTION TAKEN:

☒ Approved ☐ Denied ☐ Withdrawn

(Date Stamp)

RECEIVED
CITY CLERK
2003 NOV 21 P 2:12

DATE NOTICE FILED WITH CITY CLERK

Doreen L. Arauz 11/21/03
Signature & Date

CLV00474

CERTIFIED AS A TRUE COPY
Doreen L. Arauz
CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04

040323

EXHIBIT I

NOTICE OF FINAL ACTION

DATE OF FINAL ACTION BY PLANNING COMMISSION

NOVEMBER 20, 2003

APPLICATION CASE/NUMBER: ***VAC-3178 - VACATION***

FINAL ACTION TAKEN:

☒ Approved ☐ Denied ☐ Withdrawn

(Date Stamp)

DATE NOTICE FILED WITH CITY CLERK

Dorren L Aranz 11/21/03
Signature & Date

RECEIVED
CITY CLERK
2003 NOV 21 P 2:42

CLV00475

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Dorren L Aranz
CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04

040324

EXHIBIT J

NOTICE OF FINAL ACTION

DATE OF FINAL ACTION BY PLANNING COMMISSION

NOVEMBER 20, 2003

APPLICATION CASE/NUMBER: ***ZON-3176 - REZONING***

FINAL ACTION TAKEN:

☒ Approved ☐ Denied ☐ Withdrawn

(Date Stamp)

DATE NOTICE FILED WITH CITY CLERK

D Araujo 11/21/03

Signature & Date

CLV00476

RECEIVED
CITY CLERK
2003 NOV 21 P 2:42

CERTIFIED AS A TRUE COPY
Doreen L. Araujo
CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04

040325

City of Las Vegas

Agenda Item No. 150

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 17, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

NOT TO BE HEARD BEFORE 4:00 P.M. - GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-2993 - MOLASKY COMPANIES ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (DESERT RURAL) TO: O (OFFICE) on 4.26 acres adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief). **(NOTE: This application is for the two lots on the northeast corner only.)** The Planning Commission (3-1-2 vote on a motion for approval) failed to obtain a super majority vote, which is tantamount to DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1031	Planning Commission Mtg.	3
City Council Meeting	1265	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (3-1-2 vote on a motion for approval) failed to obtain a super majority vote, which is tantamount to DENIAL. Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted after final agenda – Protest petition with 1,265 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 filed under Item 150
5. Back up referenced from the 11/20/2003 Planning Commission meeting Item 8
6. Submitted at City Council – Exhibits in support submitted by Attorney Mark Fiorentino
7. Submitted after City Council – Hot topics sheets from the City Council office
8. Submitted after meeting: Petitions of Protest with 56 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 (attached to Item 150 [GPA-2993])

MOTION:

MACK – APPROVED – Motion carried with GOODMAN, REESE and MONCRIEF voting No

NOTE: A previous motion for denial by MONCRIEF failed with GOODMAN, REESE and MONCRIEF voting Yes and BROWN, L.B. McDONALD, MACK and WEEKLY voting No.

CLV00477

CERTIFIED AS A TRUE COPY
Doreen L. Arauz
Deputy CITY CLERK, CITY OF LAS VEGAS NEVADA 2/20/04
(13)

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 150 – GPA-2993

MINUTES – Continued:

NOTE: COUNCILWOMAN MONCRIEF disclosed that Items 150 through 153 all relate to a parcel of land which lies within the Ward 1 neighborhood in which she lives. Her home is approximately one quarter of a mile from this site. She was advised by the City Attorney and believes that there is nothing that prevents her participation. The Ethics Code and Statute warns against participation when her financial interest would be at stake and those financial interests are different than those of any larger group of the interested persons. She has no evidence that this project would have any effect upon the market value of her property, therefore she has no financial interest in the results of this vote. Further, she believes that any noise, light or traffic created by the project would not affect her life nor would the completed structure even be visible from her property. Accordingly, the benefit or the detriment to her, which could result from this decision, is no greater than it is for any other member of the larger group of Ward 1 residents interested in the quality or development in this neighborhood. Therefore, she would participate in the decisions of these items.

NOTE: MAYOR GOODMAN disclosed that he and MR. MOLASKY have been friends for many years. MR. MOLASKY has been instrumental in the downtown redevelopment efforts and he will be developing the IRS building on a piece of property adjacent to the 61 acres that the City has acquired. However, this would not affect his vote, and therefore he will vote on all items.

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 150 [GPA-2993], Item 151 [ZON-3176], Item 152 [VAC-3178], and Item 153 [SDR-3177] is made a part of the Final Minutes under Item 150 [GPA-2993].

MAYOR GOODMAN declared the Public Hearing open.

APPEARANCES:
OSCAR B. GOODMAN, Mayor
JANET MONCRIEF, Councilwoman
MARK FIORENTINO, Attorney, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway
ERWIN MOLASKY, 3111 South Maryland Parkway
GARY REESE, Mayor Pro Tem/Councilman
BART ANDERSON, Public Works Department
LYNETTE BOGGS McDONALD, Councilwoman
ROBERT GENZER, Director, Planning and Development Department
MARK ADAIR, 1401 Marbella Ridge Court
MARY GREEN, 1870 Black Water Court

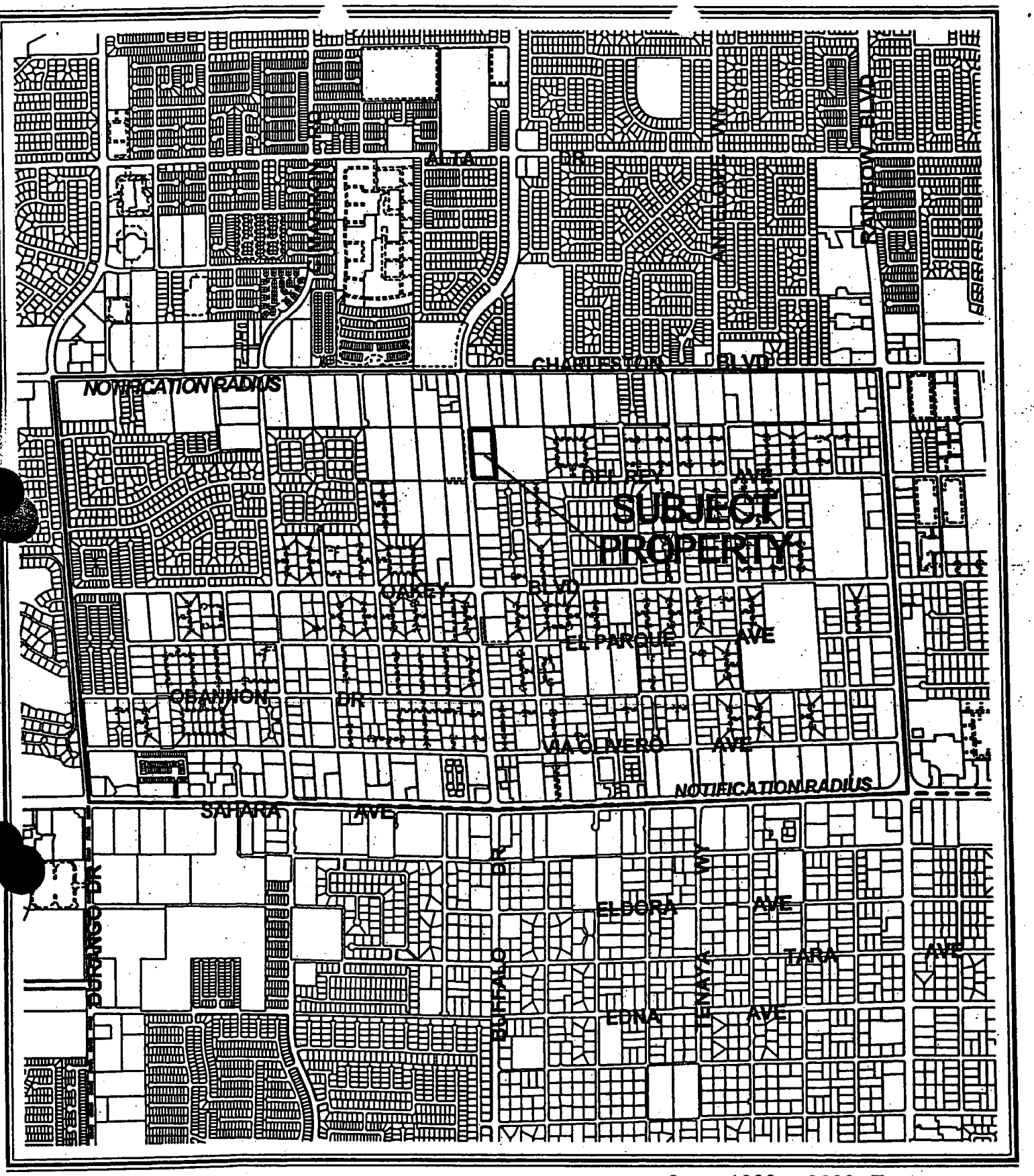
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 150 – GPA-2993

MINUTES – Continued:

APPEARANCES – Continued:
PENELOPE LOHR, 1410 South Tenaya Way
WILLIAM LEONARD, 1700 Charles Lamb Court
GARN MABEY, 1404 Silver Oak Street
CAROLYN STONE, 1509 Ten Palms Court
LYN MALONEY, 1632 Marbella Ridge Court
MICHAEL BELL, 7425 Oak Grove Avenue
LARRY ANSPACH, 1509 Golden Grove Avenue
BARBARA CEGASVKE, 6465 Laredo Street
LEE FAIR, 1600 Charles Lamb Court
DON DAVIDSON, 2211 North Rampart Boulevard, #105
TODD FARLOW, 240 North 19th Street
WILLIAM McCURDY
JO KEILLY, 8105 Via Del Cerro Court
GARY HUNTER, Pastor, Greater Saint James Baptist Church
INGEBORG LEVY, 2445 South Tenaya Way
MARIE BROWN, 453 North 11th Street
JORINA GARETTO, 1500 Ten Palms Court
LOUIE OVERSTREET, 3120 Blue Monico Road
DAVID BERSTRUM, 2211 South Tenaya Way
CAROLINE NICHOLS, 2525 West Washington Avenue
TOM RICHNER, 3718 Richard Allen Court
RAYMOND BUTLER, 2525 West Washington Avenue
ZEL MESSICK, 1831 Pablo Court
KAREN GLASIK, 1401 Marbella Ridge Court
STEVEN "CAPTAIN TRUTH" DEMPSEY
ANDRES RAMIREZ, 4001 China Cloud Drive
ROBERT WELLS, 8109 Meantmore Avenue
LARRY BROWN, Councilman
MICHAEL MACK, Councilman
JENNIFER LAZOVICH, Attorney, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway
LAWRENCE WEEKLY, Councilman
BARBARA JO RONEMUS, City Clerk
UNIDENTIFIED MALE SPEAKER
UNIDENTIFIED FEMALE SPEAKER

MAYOR GOODMAN declared the Public Hearing closed.

(5:33 – 8:22)
6-479/7-1



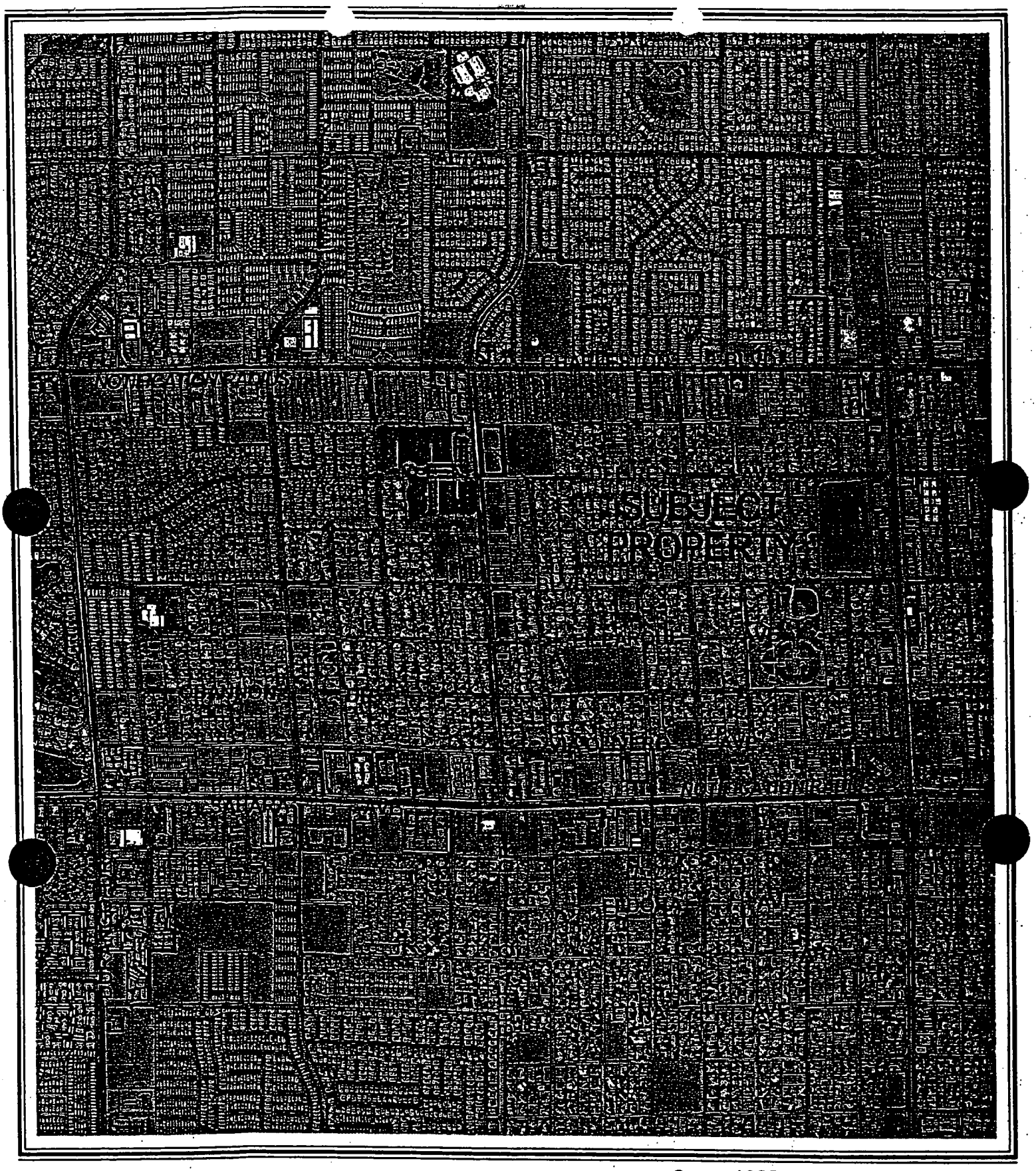
0 1000 2000 Feet

CASE: GPA-2993 CLV00480

RADIUS: 2 MILES & SPECIAL

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: O (OFFICE)



CASE: GPA-2993 CLV00481

RADIUS: 2 MILES & SPECIAL

0 1000 2000 Feet

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
O (OFFICE)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 17, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-2993 - MOLASKY COMPANIES ON BEHALF OF W M LAND DEVELOPMENT, ET AL

** CONDITIONS **

The Planning Commission (3-1-2 vote on a motion for approval) failed to obtain a super majority vote, which is tantamount to DENIAL. Staff recommends APPROVAL.

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located on 4.46 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue from DR (Desert Rural) to O (Office).

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential (R) Residential land uses with a maximum density of 3.59 dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this map, the subject properties were designated for Rural Density (R) Residential land uses, with a maximum density of 3.59 dwelling units per acre.
03/20/96	The Las Vegas City Council denied GPA-0052-95, which was a request from Rural Density Residential (R) to Office (O). The Planning Commission and staff recommended approval.
11/23/98	The Las Vegas City Council approved GPA-0027-98, which changed the land use on the subject property (along with many other properties within this neighborhood) from Rural Density Residential (R) to Desert Rural Density Residential (DR). The Planning Commission and staff recommended approval.
09/30/03	The Planning Commission abeyed this application to the November 20, 2003 Planning Commission.
11/20/03	The Planning Commission recommended approval of companion items ZON-3176, VAC-3178 and SDR-3177 as a part of this agenda.
11/20/03	The Planning Commission (3-1-2 vote on a motion for approval) failed to obtain a super majority vote, which is tantamount to DENIAL (PC Agenda Item #8/kw).

DETAILS OF APPLICATION REQUEST

Site Area: 4.46 Acres

EXISTING LAND USE

Subject Properties	Undeveloped
North	Apartments
South	Undeveloped
East	Single Family Detached and Undeveloped
West	City Park

PLANNED LAND USE

Subject Properties	DR (Desert Rural Density Residential)
North	M (Medium Density Residential)
South	DR (Desert Rural Density Residential)
East	DR (Desert Rural Density Residential)
West	P/R/OS (Park/Recreation/Open Space)

EXISTING ZONING

Subject Properties	R-E (Residence Estates)
North	R-3 (Medium Density Residential)
South	R-E (Residence Estates)
East	R-E (Residence Estates) and R-E (Residence Estates) ROI to R-PD2
West	R-E (Residence Estates) ROI to C-V (Civic)

SPECIAL DISTRICTS/ZONES		
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X

There are no special districts or zones that affect this request

DEFINITIONS

DR (Desert Rural Density Residential) (0 to 2.0 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

ANALYSIS

The property is located on the east side of Buffalo Drive, a 100 Primary Arterial street shown on the Master Plan of Streets and Highways, south of Charleston Boulevard and north of Del Rey Avenue.

The property has a multi-family development to the north, a large parcel with an antenna to the east, and a vacant parcel to the south, across Del Rey Avenue. Across the street is one of the main entrances to a large city of Las Vegas park. With these uses and the traffic potential that is associated with the large park and the size of Buffalo Drive, the proposed office is an appropriate transition from the impact of the existing uses and traffic and the neighboring residential development.

FINDINGS

Title 19.18.030.I requires that the following conditions be met in order to justify a General Plan Amendment:

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

   The intensity of the Office land use, with the associated minimal traffic and limited hours of operation, is compatible with adjacent uses.

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

   The proposed Office zoning will permit uses that are compatible in intensity with the adjacent uses.

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

   Fire Station #2, located on Durango Drive, just north of Charleston Boulevard, is located approximately ¾ of a mile from the amendment area. The subject parcels are located within the jurisdiction of the Southwest Area Command of the Las Vegas Metropolitan

Police Department. That particular command facility is located at Spring Mountain Road and Jones Boulevard, approximately one (1) mile southeast of the properties under consideration. Children of this neighborhood attend Derfelt Elementary School, a nine-month school, which is just west of the area being considered for this General Plan Amendment. Buffalo Park is the closest park to this site, immediately to the west.

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

This proposal supports Policy B2. of the General Plan that calls for the development of infill parcels to make use of existing utilities, facilities and services. This application supports Program C.2.3 of the General plan that stipulates the use of Office developments as buffers between low density residential districts and more intensive uses such as Buffalo drive.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

10/06/03 A neighborhood meeting sponsored by the applicant was held at the Johnson Community School, 340 Villa Monterey. 31 persons attended and had the following comments:

- If one parcel goes commercial all parcels will change.
- The proposal will lower property values.
- There should be no Del Ray Avenue access to Buffalo Drive.
- The proposal should involve a 20-year lease with a guarantee.
- The neighbors don't want any retail that would be open to public.
- The residents have security concerns; nights and weekends in particular.
- On-street parking is a concern.
- Some of the residents would rather have dirt field than development.
- The location is a bad site
  - It is not on a bus route.
  - It is not adjacent to other commercial parcels.
  - There are other sites available for the proposed use.

All of the neighbors were opposed to the proposal.

PLANNING COMMISSION ACTION

There were 21 speakers protesting this matter at the Planning Commission meeting.

NOTICES MAILED: 82 by Planning Department

APPROVALS: 3

PROTESTS: 1,031

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-2993 APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: Molasky Companies

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: Irwin C. Molasky

Print Name: Irwin A. Molasky

Subscribed and sworn before me

This 26th day of August, 2003

Vades J. Borneman

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VADES J. BORNEMAN
No: 96-2178-1
My Appointment Expires April 17, 2004

CLV00487

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-2993 APN: 163-03-101-003

Name of Property Owner: Cullings William L.

Name of Applicant: Molasky Companies

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: Irwin A. Molasky

Print Name: Irwin A. Molasky

Subscribed and sworn before me

This 26th day of August, 2003

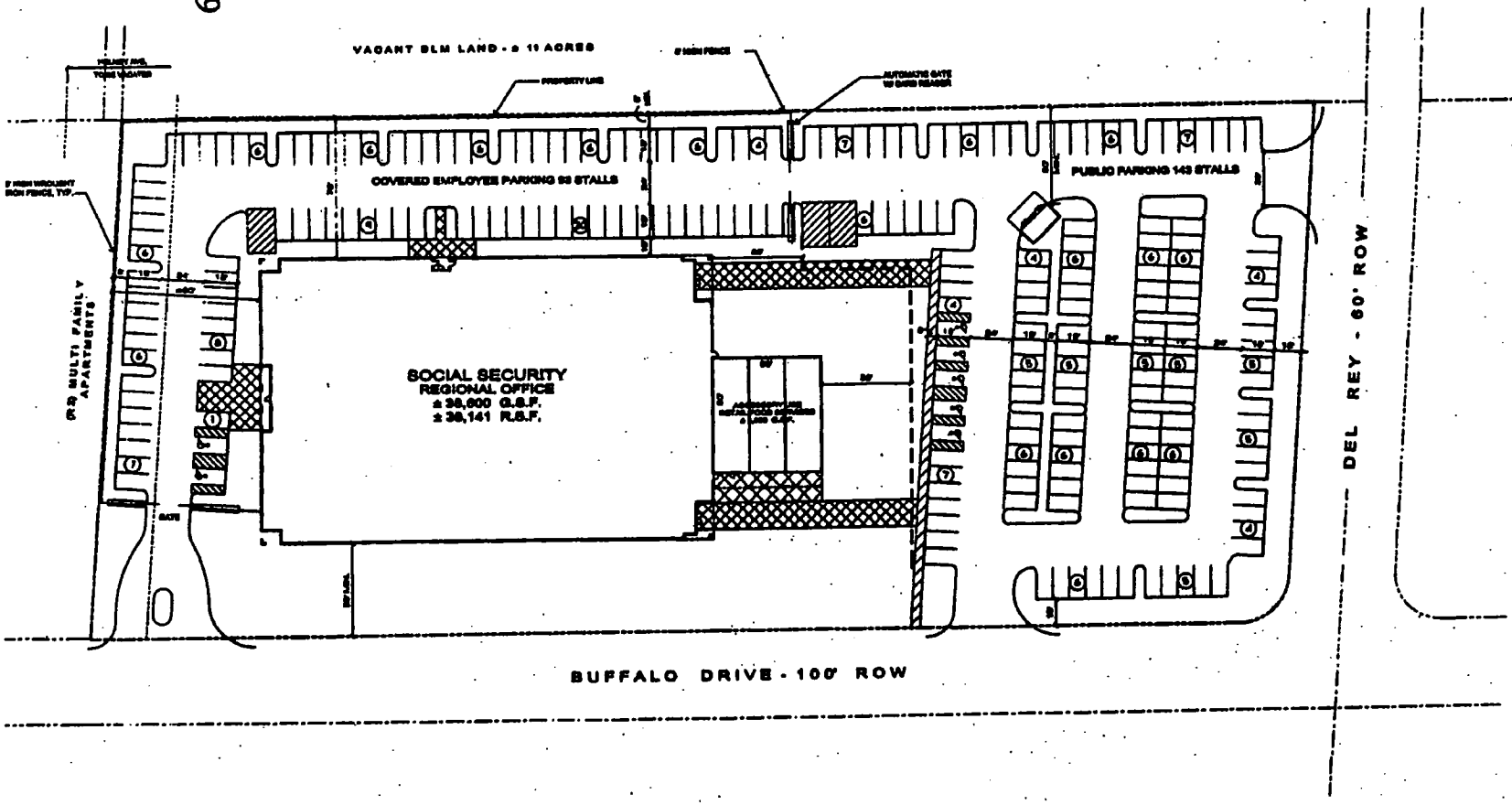
Vades J. Borneman

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VADES J. BORNEMAN
No: 96-2178-1
My Appointment Expires April 17, 2004

CLV00488

CLV00489



SITE SUMMARY

SITE AREA:	± 183,000 S.F. (± 4.20 AC)
BUILDING AREA:	43,600 G.S.F.
COVERAGE:	23.85 %
PARKING REQUIRED: (@ X 1/F)	166 CARS
38,600 S.F. OFFICE @ 1 CAR/300	166 CARS
5,000 S.F. RETAIL @ 1 CAR/100	66 CARS
PARKING PROVIDED:	236 CARS
S.S.A. EMPLOYEE PARKING	66 CARS
PUBLIC PARKING	143 CARS

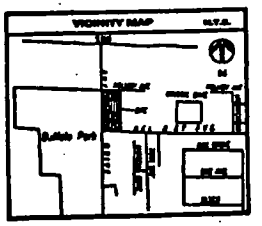
DENOTES 12' x 55' LOADING SPACE

DENOTES TRASH ENCLOSURE

PROPOSED SITE PLAN FOR:
S.S.A. - LAS VEGAS, NV.

HFA

N



STAFF
REVISED
GPA-2993
11-20-03 PC

EXHIBIT L

ELLIS GLATT

1300 Castle Wall St.
Las Vegas, NV 89117

Phone: (702) 363-1617
Fax: (702) 363-3623

November 13, 2003

Protest

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

RECEIVED
CITY CLERK
2003 DEC 15 P 3:05

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

Dear Planning Commissioners:

We are the resident owners of the property at 1300 Castle Wall St., which is part of the Castlegate planned community. Our house is located directly across the park on Buffalo Drive and overlooks the proposed development site. By way of the attached form along with this letter, we would like to convey both to the Planning Commission and Councilwoman Janet Moncreif our strong opposition to the above referenced land-use-change and waiver requests and the underlying project being proposed.

Before relocating to Las Vegas last year, we spent more than six months investigating neighborhoods and housing communities in search of the ideal home for our family. One of the primary reasons we selected the Castlegate community is because it was part of a strictly residential enclave of custom and semi-custom homes, yet still close to the major shopping corridors on Charleston and Sahara. We also wanted to be close to our daughter's new school (Bonanza High School), and the fact that Oakey Blvd, our main thoroughfare to and from Bonanza, is strictly residential in the vicinity of Buffalo with a fairly low level of traffic was another important factor in our decision.

At the time we purchased our home in Castlegate, we were obviously aware of many of vacant lots still to be developed in the neighborhood. However, based on a review of information re the General Plan for the area, zoning information re the vacant lots and the nature of the homes adjoining them, we had absolutely no reason to doubt that the Buffalo corridor in the vicinity of Oakey would remain strictly residential. The now nearly finished Stoneridge custom-home development on Oakey at Tenaya and the recent start of construction of another large custom home on Oakey at Cimarron are the types of projects we anticipated. Clearly, these projects will enhance our community and are totally consistent with the General Plan. The subject proposed commercial development project, on the other hand, with its massive size and placement in the midst of our

CLV00490

CERTIFIED AS A TRUE COPY
Deputy Doreen L. Arauz
CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04 (415)

Submitted after final agenda
Date 12/15/03 Item #150, 151, 152 +153

residential community, would only serve to enrich its owners at the expense of its neighbors, as we see it.

At this juncture, our greatest fear is that just the notion that a project such as the one being sought by the current applicant might somehow gain approval, as remote an outcome as this may appear to some, will cause other property owners in our community to delay or even cancel potential or pending projects for new home construction on the remaining residential lots. If this is the case, our community will be negatively impacted for years to come. Accordingly, we and the many others who are voicing opposition to the subject General Plan Amendment, Rezoning, and related SDR waiver requests are placing all of our trust in the Planning Commission and in Councilwoman Moncrief to see that the aforesaid requests are firmly denied. Please don't let us down.

Thank you.

Sincerely,

Ellis Glatt Myra J. Glatt

Ellis & Myra J. Glatt

Cc: Councilwoman Janel Moncrief

Attachment

Protest

11/26/2003

Dear Editor:

As a resident of Buffalo Drive, I attended the Planning Commission Meeting on November 20, 2003 regarding the proposed Social Security Service Center Building.

I was under the impression that the meeting was held so that the planning committee could hear the opinions of the residents and the reasons why they are voting against the Social Security Service Center building being erected in the area. Mr. Molasky's attorney referred to the proposed building as just an office building; however, it will be a massive service center that will handle increasing numbers of people over the next 20 years. The residential neighborhood around the proposed site will be greatly harmed by this project. The location of the building will create horrific traffic jams, and the children who visit the park across from the proposed location will be at risk from increased number of cars in the area. The social security department estimates there will be 3,000 to 5,000 visits to the building each month. If there is an average of 4,000 visits a month at the Sahara location, and this new service center will be twice the size, we can easily say there will be 7,000 to 8,000 additional cars on Buffalo every month. Within five years this could double to 16,000 cars a month and triple to 24,000 cars a month within 10 years. All this will occur in a 35 mph residential area. Undoubtedly, some cars will try to take a short cut on Oakey, which has a 25 mph speed limit. The risk of motor vehicle vs. pedestrian accidents will be enormous, children who ride their bikes to the park will be in danger, and residents will be challenged getting out of their driveways.

If the mayor looks at the videotape of the November 20 meeting I am sure he will be amazed by a group of council representatives in such disarray. Mr. Truesdell exercised his authority by demanding the residents keep quiet. If Mr. Truesdell thought the residents were unruly, he should look at the videotape of the meeting to see how unruly the council representatives were that night. What I say to Mr. Truesdell is that if 400 people are disturbed enough about this project to voice their concerns at the meeting, it is your job to take a long, hard look at why the residents are so upset Tax payers pay your salary.

Mr. Davenport was the only person who tried to relate to what the residents had to say; however, he kept getting shot down by all the other council representatives. They tried to bully him to keep quiet, but he stuck to his guns and voted against this measure. It was obvious that the council representatives had decided to vote for this project before the meeting ever took place.

This whole group of council representatives should be put on notice. They will be responsible for any problems that will take place if this measure passes. They will

be to blame if any deaths occur in the future. They cannot say they didn't get any information from the residents about the negative aspects of this project.

Be a nice guy Mr. Malasky. I am sure there are other locations for this project. You have an upstanding reputation in this town. People respect you, and I know you do good thing. Do another good deed-take your project somewhere else.

Las Vegas Review
Thanking you in advance for printing this letter.

M.Futoran

1730 Linbrooke Ct.

89117

November 14, 2003

Councilwoman Janet Moncrief
400 Stewart Avenue
Las Vegas, NV 89101

Protest

Dear Councilwoman Moncrief:

I work for the federal government. At times I'm proud of that - others I'm not. The failure to disclose the true facts and circumstances about the proposed social security building on Buffalo Dr. and Oakey Blvd., and the related potentially dangerous condition it poses for the community is something that makes me ashamed to be a part of the government.

Mr. Genzer suggests that the proposed social security building is as 'benign' a development as residents can hope for at that location. Mr. Molasky boasts that the 50 foot landscaped area surrounding the building is "a really generous use of land" and goes on to suggest that he thinks, "it will add to the neighborhoods property values." Nothing could be further from the truth. A senior citizen home, which is certainly needed in the area, would not need a perimeter to protect against the detonation of a terrorists explosive device. You see, the suggested 50-foot perimeter around the entire building is not a benevolent act by a concerned developer or federal or state agency desirous of beautifying the community. Federal buildings of this nature are targets, and not just from radical Islamic groups. The Oklahoma bombing is evidence of that fact, and the need for a larger protective area than the 50-foot perimeter being proposed.

Before a development of this nature is built, the federal, state and local officials should provide you with information, perhaps by way of an independent investigative study, relative to the area that could be impacted by the detonation of an explosive device and/or chemicals released into the immediate area. It is not an unreasonable request. After all, environmental impact studies are required to evaluate such 'benign' concerns as traffic, noise and endangered bird populations - so why not the potential death of our children resulting from the detonation of an explosive device. Or perhaps you too wish to continue to live in denial, only to wake up one morning to find you have lost family members or friends. We all deserve to know the potential radius impact area. But, this is not exactly the kind of information many local and state officials want publicized; and certainly not the developer who stands to profit handsomely from the proposed development. You see, it is well known in the intelligence community that Las Vegas is a terrorist target not only because of its international visibility, but its lack of security. And the extent of known terrorists or suspected terrorists spotted in Las Vegas

(and yes in social security buildings and around other federal buildings) has been, for the most part, covered up or understated.

If it turns out that a larger perimeter is advisable, then one should be required. And if it costs more money, so be it. The federal government is spending billions of dollars to rebuild Iraq; so I am sure they can find a way to afford to build a safer facility for our community. In the end, you have the right to know the facts. Then you can ask the city, state, and federal officials the question – what price do you put on our lives? Now some will say that larger parcels of land are not available in the city to accommodate such facilities, and that citizens need easy access to them. Yes, citizens do need access. But when cities need land for libraries, schools and highways; they simply exercise their condemnation rights. So safe facilities can be built in communities if governing agencies act responsibly out of care and concern for the citizens of their community, as opposed to the influences that greed, complacency and denial bear upon all of us.

There are other misstatements of fact, although not relevant to the safety issues, which should be noted. Mr. Molasky, when boasting about the 50 foot landscaped perimeter, said that any other project would be built right up to the sidewalk. That simply isn't true in that I believe the building and zoning departments require setbacks. He also said that the development is needed to 'protect seniors rights'. If anyone were to visit the social security buildings in Las Vegas, they would see that the element of people the facilities attract to an area do not necessarily fit Mr. Molasky's profile, age or otherwise. I am not suggesting that a lower element of people are not entitled to be in the area – what I am suggesting is that Mr. Molasky is attempting to distort the facts and mislead you as to the utilization and purpose for the facility.

So wake up; it is a well-known fact (although many local officials like to conceal it) that Las Vegas is a target area for terrorists and the lack of security in this town is frightening. Forget about your property values going down, or going up as Mr. Molasky suggests. Your constituents' very lives are at stake and that of their children and loves ones. I am not suggesting that there is a coordinated vast conspiracy at work. In some respects, complacency and denial are at the core of the problem. But greed is there too. It's much like the concern being raised now about the lack of scanning being done on cargo placed on passenger planes. Must a plane blow up before a scanning procedure is employed?

In closing, I want you to know that the anonymous nature of this letter does not diminish the significance or validity of what I have to say; it is just that I fear the loss of my job if my identity were known. But this needs to be said. For it is my belief that the death and destruction that occurred on September 11th and in Oklahoma may not have taken place had people acted responsibly and spoken out publicly about their concerns. Instead, politics, expediency, naive complacency, territorial job protection and greed took over; and the results were tragic. I am sure you have realized that someone close to me was killed in one of the tragic events that occurred in this nation. So I do have an agenda here that for selfish reasons goes way beyond a desire to assist you. But if the community benefits, it will provide me some gratification. At least my agenda is not driven by greed, or a need to protect my job or cover up something. Rather, sadly, it is driven by frustration, sorrow; and I suspect redemption. But I don't believe my personal situation has clouded my judgment.

May God bless you and guide you.

Cc: Neighborhood Alliance.

November 14, 2003

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Protest

Re: GPA-2993, ZON-3176, SDR-3177

Dear Sirs,

I have received notification of General Plan Amendment 2993. I have also seen notices under the ZON-3176 and SDR-3177 designations for the same property. I am not certain if I will be able to attend the meeting on November 20, 2003.

I would like to express opposition to the request to rezone the property in question (or any other properties facing Buffalo Park on Buffalo) to anything other than some form of single family residential. I believe it will reduce the value of my home and negatively impact safety. I believe residential residences can be developed at this location and would be disappointed if the Planning Department supported any of the requests mentioned.

Robert L. Wells
8109 Meantmore Ave.
Las Vegas, NV 89117
(702) 309-7722

CLV00497

9/17/03

Protest

Dominic Del Grosso
Vicki Del Grosso
1700 River Birch Street
Las Vegas, NV 89117
702-256-1470

City Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101
702-229-6301

RE: GPA 2293 Assessor Parcel # 163-03-201-002 and 163-03-201-001

Dear City Planning Staff:

My husband and I would like to file an objection to the request of the applicant Molasky Companies. The applicant is requesting a General Plan Amendment from Desert Rural to Service Commercial for a Social Security administration building.

Offices along Buffalo are not harmonious and are not compatible with the neighborhood. It will cause increase traffic flow and congestion turning in and out. At present we only have commuter traffic. Signage, lighting, garbage pick-up at commercial times, lack of security are other reasons for our opposition. This request doesn't conform to the health, safety and general welfare of our community. This request will set a precedent and the surrounding vacant land will not be used for residential development. Aurora View Estates proved there is a trend for high priced homes of a Desert Rural nature, we should protect the residential character of our neighborhood.

A zoning change to benefit this applicant's monetary goals at the surrounding Neighborhood's expense is unfair and immoral. Please do not support this application. Thank you for your time and attention in this matter.

Sincerely,

Dominic Del Grosso
Vicki Del Grosso

Vincent P. & Cheryl A. Murone
7808 Foothill Ash Avenue
Las Vegas, Nevada 89117
(702) 838-8087

Protest

September 19, 2003

City Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: GPA 2293 Assessor Parcel # 163-03-201-002 and 163-03-201-001

Dear City Planning Staff:

My wife and I object to the request of the applicant, Molasky Companies, for a zoning change to build a Social Security Administration building in our neighborhood. The applicant is requesting a General Plan Amendment from "Desert Rural" zone to "Service Commercial" for this purpose.

Our neighbors and the surrounding neighborhoods have fought hard to retain the "Desert Rural" zone for our community. We want to keep it this way. Commercial corridors exist along Sahara and Charleston that are more suited for the applicant. The applicant's request will cause a significant increase in traffic flow and create a gathering point for people who do not belong in this neighborhood.

Offices along Buffalo are not compatible with the neighborhood. The most recent example of the community's efforts to maintain a residential zone is exemplified by the successful completion of Aurora View Estates.

A decision to change the zoning to "Service Commercial" will jeopardize the safety and welfare of the residents of our community. Therefore, we ask you to OPPOSE any change in the zoning for the betterment of the existing residential community.

Sincerely,

Vincent Murone
Cheryl Murone

STANLEY M. KIRSON, M.D.

1705 RIVER BIRCH STREET
LAS VEGAS, NEVADA 89117
(702) 228-4740

October 9, 2003

Protest

Mayor Oscar Goodman
400 Stewart Avenue
Las Vegas, Nevada 89101

Re: Assessor Parcel # 163-03-201-002 and 163-03-201-001

Dear Mayor Goodman:

We strongly oppose the amendment which will permit a Service Commercial designation in the Buffalo and Del Ray location (Parcels 163-03-201-002 and 163-03-201-001). Business/Commercial development in this region has been confined only to the corner developments at Buffalo and Charleston, and Buffalo and Sahara.

Extending this along Buffalo creates a commercial corridor incompatible with the residential neighborhood, unneeded by the residents, and creates traffic and esthetic concerns. The citizens in the neighborhood seek to maintain the original intent of the housing development, which will not be the case if this kind of development begins. The important symbol of residential quality is the park on the west side of Buffalo. Commercial development will impact traffic and safety concerns relative to the park, and will create precedents for further development worsening these hazards, especially for our children.

This purely financial ploy for the benefit of the developer should be rejected, and the residential nature of the area thereby preserved as it was intended, and as was anticipated by residents who have raised their families and developed their lives accordingly.

Sincerely yours,

Stanley M. Kirson, M.D.

Stanley M. Kirson, M.D.

D. Annette Kirson

D. Annette Kirson

CLV00500

September 29, 2003

Gary M. Leobold,Senior Planner
Planning and Devlopment Dept.
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Protest

Dear Mr. Leobold Re: GPA 2993

I object to the proposal to amend the Las Vegas general plan as outlined in GPA-2993. The proposed amendment would only have a detrimental effect on homeowners residing on Marbella Ridge Court which would then be adjacent to commercial/service businesses.

I note that on the east side of Buffalo, from Charleston to Sahara there are only residential properties. Let's keep it that way. Our residential neighborhoods should not be subject to unwanted commercial interests. Our property values would decrease at the expense of a developer who doesn't care about our neighborhoods. Particularly galling was the notice sent by the developer announcing the GPA addressed as "Dear Neighbor". That greeting would indicate the developer believes that this issue is a done deal. I hope the City Planning Commission and City Council would consider the opinions of the residents who will be affected by this proposed change and give their views considerable weight.

Please place this on the record for GPA 2993.

Sincerely

David R. Knowlton
1616 Marbella Ridge Ct.
Las Vegas, Nevada 89117

CC: City Councilwoman Janet Moncrief
Ward 1
400 Stewart Ave
Las Vegas Nevada 89101

Keith V. Thomas
1561 Windhaven Circle
Las Vegas, NV 89117
Home 363-0341
Fax 869-8068
Cell 683-9316
kvthomas@cox.net

VIA FACSIMILE 382-8558

November 9, 2003

Protest

Janet Moncrief
Ward I Councilwoman
400 Stewart Avenue
Las Vegas, NV 89101

RE: SDR-3177, ZON-3176, GPA-2993

I am writing in opposition to the proposals set forth in the items referenced above.

I live approximately 4 blocks from the proposed development. Once again, we in the neighborhood are faced with the incursion of commercial development into a residential area. To date, we have been successful in assuring a decent quality of life for those in our area. I have lived at this address for approximately 14 years.

There is no economic or social need for a commercial development within a zoned residential area. There is no need for our elected officials to subvert the general plan just because a developer thinks there is money to be made. Projects are not justified just because there is vacant land, nor because there is a lender willing to lend, nor because a developer thinks that profit can be maximized by "going around" the wishes of the neighborhood and by subverting the general plan.

There is plenty of available vacant land in currently zoned commercial areas. There is also plenty of vacant commercial space all over the Las Vegas valley, including the old Union Pacific railroad property, where there is an abundance of available and suitable land (the proposed developer for this commercial property is in fact the same developer who is building an IRS building at that location.)

There is no economic justification for allowing the subject proposals to move forward. Allowing such proposals will only lead to lowered property values, increased traffic flows in a residential neighborhood, and a decreased ability for the neighborhood residents to have the "quiet enjoyment" of their homes.

I urge you to deny GPA-2993, ZON-3176, and SDR-3177.

Regards,

Keith Thomas

Cc: The Honorable Mayor Goodman, fax 385-7960

E62-6993

Protest

Dear Ms. Maloney:

The petition to oppose the Social Security Complex was too illegible to use so please count this as a vehement opposition to the proposed zoning change.

I would appreciate it if you could send me a clean copy of the protest so I can circulate it to my neighbors in Strada Mia Court.

Thank you,

Marilyn Bloch
2111 Strada Mia Ct.

Our fax number is "702-228-2035

Mary O. Green
1870 Blackwater Ct.
Las Vegas, Nv. 89117

Protest

The Las Vegas Sun
P.O.Box 98970
Las Vegas, Nv. 89193-8970

October 19, 2003

To the editor:

The American dream has become a nightmare in the city of Las Vegas. We all know Las Vegas is a Gambling town but why does buying a home in an area zoned residential become a crap shoot?? Irwin Molasky wants to put a 42,500 sq. ft. Social Security office complex in middle of a residential community.
So the big guy gets to step on so many little people? The biggest investment most people make is the purchase of their home.

Do we need a 42,500 sq. ft. service commercial building on Buffalo across from Buffalo Park; it is zoned DR (1/2 acre estate lots). With all that vacant land and commercial property on Sahara it has to go here? Why not on Mayor Goodman's Redevelopment land where Mr. Molasky is building an IRS office? That would be more centrally located to better serve the Las Vegas valley. Is the almighty dollar really king? DR to C1 (commercial) is pure profiteering at the expensive of the people living in the area. Why call it a Masters Plan, it is a Maybe Plan. Why check zoning surrounding your property before buying, it is written in sand. When does the City of Las Vegas grow up and see it is now planting the seeds of urban decay? A Master Plan should be written in Granite and you should have to move a mountain to change it. It is the families who make a community not spot zone changes by a developer. What do we do to correct the vision of City Hall? Irwin Molasky has power and money; does he get to call the shots? I say NO to GPA 2993. Will others join me and let the voice of the people be heard so that NO means No!

Mary O. Green
PH.(702)243-9130
Fax.(702)243-9480

Cc: Planning Staff
Planning Commissioners
Mayor Oscar B.Goodman
City Councilmen

J. Parker and Judith B. Bailey
2031 Alexa Breanne Court
Las Vegas, Nevada 89117

Tel: 702.256.2398
Fax: 702.368.7668
e-mail: jbailey129@yahoo.com

Protest

FAX

To: Gary Leopold, Senior Planner

Date: October 21, 2003

Fax #: 385-7268

From: J Parker Bailey and Judith B Bailey

J Parker Bailey Judith B Bailey

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

Please record and make part of the written record our <u>OPPOSITION TO GENERAL PLANNING AMENDMENT 2993</u>

This is a residential area and should not be re-zoned for any other purpose. Please represent the will of the residents affected by this request and veto this request for re-zoning. The proposed change will adversely affect our property values and our quality of life in homes purchased with reliance on the current zoning and on the respect of our elected representatives.

CLV00505

P

Protest

Nov, 1, 2003

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

Dear Planning Commissioners,

Please record into the Written record of the Nov. 20, 2003 planning commission meeting that I am opposed to GPA-2993 ; ZON-3176 and SDR-3177 scheduled for review and a zoning change at Buffalo and Del Rey.
This change will add 8-12 thousand cars per month in our area. In addition, the proposed change violates the commissions OWN zoning code since the area is in the middle of the block and not on a primary intersection and there are no retail corridors. In fact, there is not one positive benefit to the surrounding community by this change and is inconsistent with the master plan revisions of Nov. 1998.

Carl and D. Simcox
1517 Winslow St.
Las Vegas, Nev. 89117

CLV00506

November 11, 2003

Protest

To: Las Vegas City Planning Commissioners

Subject: Buffalo Zoning Changes

The Buffalo Homeowners have been hasseled for zoning changes for years. The time has come to put this to an end.

The zoning rules need to be changed because there is little risk to a developer from perpetually introducing zone change requests. Most zone changes result in increasing the property values. The developers get a zone change and an outright gift of land evaluation. This gift belongs in the city treasury—not in the developer's pocket.

Lets require the develper to put the money difference up front with the zone change request. It is not refundable –win or lose the zoning request. Any major changes in the building and use plan will cause the property to revert to its previous zoning.

The time has overdue for the requirement of Impact Statements. The City and/or the County should prepare an impact statement for developments. The statement will be paid for by the developer and presented with the zone change request. This is what the affected public needs to provide a sound basis for presenting argument for or against the zone changes.

You do not make the zoning laws–but you can develop some interests with others to bring this problem under control.

Sincerely,

Joseph M. Hans Jr.

SUPPLEMENTAL

Protest

Via Fax 385-7268

October 6, 2003

RE:GPA-2993

Mr. Gary M. Leobold, Senior Planner
Planning and Development Department
400 Stewart Avenue
Las Vegas, NV

Dear Mr. Leobold:

We live in Ten Oaks which is located just east of the area that is trying to be rezoned. It seems that at least once a year someone tries to change this zoning.

By now, you would think that the developers have gotten the word that the community will not allow any commercial use of this property. As you may recall, the last developer won approval from the Planning Commission even though the staff recommended a no vote, then "lost" his case in front of the City Council. I forget the exact amount, but the community gathered some 500 signatures on a petition to prevent the zoning change.

There are houses being built on Buffalo in the next block south on Buffalo and they have all sold. The community is willing to develop this land for a "kids" park, but not for commercial purposes.

We hope you will vote no on this zoning change as it is inherently dangerous to continue to do "spot" zoning changes in residential neighborhoods. Please convince the developers to build houses on these parcels. People would love to live across the street from such a beautiful gated city park. Unlike other parks, this park only gets heavy use during the football season as it is set up to play football.

Thank you for your consideration.

Larry and Donna Anspach
1509 Golden Oak Drive
Las Vegas, NV 89117
702-869-5521

GPA-2993 P

October 22, 2003
Anna Williams
7451 O'Bannon Dr.
Las Vegas, NV 89117
(702)363-9745

Protest

The Las Vegas Sun
P.O. Box 98970
Las Vegas, NV 89193-8970

Re: GPA-2993 Del Rey Ave. & Buffalo Dr. zoning change

To the Editor:
In response to Mary Green's letter to the editor titled, "Master plans must be trusted," I have a suggestion for, "correcting the vision of City Hall." People unite; everyone suffers from spot zoning except the developer who would have to pay more if he purchased land that was already zoned for commercial use in the first place. Mr. Irwin Molasky's request for a zone change on Buffalo and Del Rey to build and then lease a 42,500-square foot building to Social Security Services effects everyone in the Valley.
There is already traffic congestion on Buffalo which was never intended as a freeway access. Originally, Durango was the planned thoroughfare. To date this year, there have been 33 accidents at Charleston and Buffalo, four accidents at Oakey and Buffalo, and 28 accidents at Sahara and Buffalo. The speed limit is 35 mph, but during rush hour the majority of cars are averaging 50 mph. Cut-through traffic on side streets posted at 25 mph is flying at high speeds on residential streets that are not completely developed and zigzag in their paving patterns. This is already a dangerous situation. Add the eight thousand cars a month that the proposed Social Security building and coffee shop will bring and things will just get worse. When one commercial building is approved, others will definitely follow as the precedent will be set. Stop and go traffic from this commercial use will surely bottleneck the commuter traffic. Access to the parks, schools and homes in the directly affected area need to be made safer, not more dangerous.
At the present time, people are still building and buying homes on Buffalo because it is in the center of a great neighborhood and the majority of traffic woes are limited to rush hour periods. There is no precedent for commercial development on this section of Buffalo; It would be totally incompatible with the residential use in place. Why do we even have a Master Plan in the first place if developers keep changing it on the fly?
Everyone in the valley is affected by where some federal services such as the Social Security Offices are housed. A more accessible location on a section street would be to everyone's advantage. As citizens of Las Vegas, we have the power in numbers to affect change. A one-sentence fax or letter opposing the location of this project and sent by you to Mayor Oscar Goodman and all the City Council Members can make a difference. It will only take a few moments of your time, and in the long run will increase your safety and save you many frustrating hours waiting in traffic; please help!

Anna Williams

Cc: Planning Staff and Commissioners
Mayor Goodman and City Councilmen

P

Fax

Protest

To: Thomas Mitchel

Of: Las Vegas Review-Journal

Fax: (702) 383-4676

Phone: (702) 383-0261

Pages: 2, including this cover sheet.

Date: October 23, 2003

Dear Editor:

I submit to you a letter concerning the 42,500 sq. ft. Social Security Building proposed by Irwin Molasky on Buffalo and Del Rey. I hope you will consider this letter for publication on the Editorial page of the Las Vegas Sun.

Respectfully,

Anna Williams

Anna Williams

Phone (702) 363-9745

Fax (702) 243-0027

cc: Planning staff and Commissioners

Mayor Goodman and City Councilmen

From the desk of...

Anna Williams
7451 O'Bannon Drive
Las Vegas, NV 89117

CLV00510

Fax Message

Fax Message

Date: Thursday, November 20, 2003 **Time:** 3:20 PM

To: Lyn Maloney

Company:

Fax Number: 562-6993

From: Carolyn T. Stone

Subject: GPA-2993, ZON-3176, SDR-3177

Protest

Total Number of Pages (including cover): 1

Memo:

Dear Planning Commissioners;
Please record into the written record of the Nov. 20, 2003 Planning Commission Mtg. my OPPOSITION TO GPA-2993, ZON-3176, AND SDR-3177, and know that I am OPPOSED TO COMMERCIAL DEVP. ON BUFFALO AT DEL REY.

Spot-zoning is a terrible excuse for changing the Master Plan, and if this mistake is made now, it will create allowable zoning changes on adjacent and nearby properties– to the serious detriment of the residential and park neighborhood surrounding this parcel. STOP THIS DOMINO EFFECT NOW!!!

If all pages were not received, please call back immediately:

CLV00511

HELLO Lynn — Protest

Mailing to you per instructions from our friend Mary Gree

Lets win this disgraceful battle

Anday Jones

1870 SK1 Stop

Telephone Protest/ Approval Log

Meeting Date: 11/20/03 **Case Number:** GPA-21093 SDR-3177 ZON 3176

Date: 11/10/03
Name: Bill Calner
Address: 8513 Del Rey Ave LV NV 89178
Phone: 242-9318
☒ PROTEST ☐ APPROVE

Date: 11/10/03
Name: Jeff Smith
Address: 7428 Silver Palm LV NV 89117
Phone: 233-0333
☒ PROTEST ☐ APPROVE

Date: 11/10/03
Name: Millie Robin
Address: 201 Stratomere Ct LV NV 89117
Phone:
☒ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

Telephone Protest/ Approval Log

Meeting Date: 10-9-03 **Case Number:** GPA-2993

Date: 9-29-03
Name: Dave Haddock
Address: 1151 S Buffalo
LV NV 89117
Phone: 254-076.9
☐ PROTEST ☑ APPROVE

Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

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Address:
Phone:
☐ PROTEST ☐ APPROVE

CHARLESTON NEIGHBORHOOD PRESERVATION, CORPORATION

"Doing things today that will improve tomorrow"



TIME: _____

DATE: 3 nov 2003

TO: CLV PLANNING COMMISSIONERS

FAX: 385-7268

FROM: THE BOARD
FAX/PHONE: 702-877-2438

NUMBER OF PAGES INCLUDING COVER: ONE

RE: NOV 20,2003 AGENDA REQUESTS: on 5 cases (all PLEASE DENY planning)

case # SUP 3152, a 48 ft. billboard--NO

CASE #GPA-2993, ammend land use plan--NO (retain planning integrity)

zone-#3176, rezoning request--NO (maintain consistent zoning)

case # SDR 3177, reflective glass waiver--NO (do not begin "trashing")

case # VAC 3178, NO --(vacation of Holmby Ave violates planning integrity)

Vicki Arnold

Vicki Arnold--CNP secretary

CLV00515

Howard & Cleta Thompson
1710 South Buffalo Dr.
Las Vegas, Nv 89117-1301

RECEIVED
03 OCT -2 PM 4:32
PLAN
DEVE MENT

September 30

Las Vegas Planning Commission
400 E. Stewart Avenue
Las Vegas, Nv. 89101

We are writing to you in protest of GPA-2993.

When we were looking for a lot to build our house, we bought our lot because it was zoned residential.

At the last council meeting in July 2001, we were told this area was zoned residential and was going to stay residential. W. M. Land Development was trying to get it zoned for professional offices.

We strongly recommend that you deny this request.

Howard Thompson
Howard Thompson

Cleta Thompson
Cleta Thompson

GPA-2993
P

November 10, 2003

RECEIVED
03 NOV 14 PM 4:20
PLANNING AND
DEVELOPMENT

Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101

RE: Site Development Review SDR-3177, ZON-3176, GPA-2993

Dear Sir/Madam,

As residents within the 2 mile radius of the proposed site (legally described as being a portion of the northwest quarter (NW1/4) of the northwest quarter (NW1/4) of section3, township 21 south, range 60 east, M.D.M.) , we respectfully object to the development of the property to an office/limited commercial site. Increased traffic resulting from this would be very disruptive to the surrounding, quiet residential neighborhood.

Please consider our opinion on this matter.

Respectfully yours,

Mr. & Mrs. Peter John Talabis

Talabis
2217 Paseo Ct,
Las Vegas, NV 89117

RECEIVED
03 NOV 14 PM 4:20
PLANNING AND
DEVELOPMENT

November 11, 2003

Las Vegas City Planning Commissioners
731 S. 4th St.
Las Vegas, NV 89101

ATTN: BOB GINSER, KYLE WALTON

RE: SUPPORT OF GPA - 2993 & ZON - 3176
SDR - 3177

Dear Commissioners:

This is a support letter for the Social Security office project on Buffalo near Oakey.

Since it is unrealistic to build large lot single family residences on the subject property, I feel this low rise, weekday only project is as good as we homeowners can hope for.

You might want to consider a planned development zoning that limits the use to the proposed project. Neighborhood concerns regarding potential C-1 uses could be addressed in this manner.

Thank you for your consideration.

Sincerely,

Ken Fleming

K. E. Fleming
1841 Newport Bay Dr
Las Vegas, NV 89117

RECEIVED
03 NOV 14 PM 4:19
PLANNING AND
DEVELOPMENT

MEMO

TO: PLANNING COMMISSION, CITY OF LAS VEGAS, NEVADA

FROM: DAVID A. WHITAKER
WHITAKER FAMILY TRUST
1430 S. MONTE CRISTO WAY
LAS VEGAS, NV 89117
APN: 163-03-103-007

RE: PENDING ACTION ON APR: 163-03-101-002 & 003

DATE: NOVEMBER 9, 2003

I would like to formally express my objection to actions being considered for the above listed parcels:

1. **ZON-3176 - Rezoning from R-E to O**
2. **SDR-3177 - Site development review and a waiver of the commercial stds.**
3. **GPA-2993 - General plan amendment**

I want these parcels to remain as low density residential or at worst, Buffalo Highlands-style apartments and not be allowed to changed to commercial zoning. Please.... let's stay with the plan.

Thanks for your consideration!!

Sincerely,

David A. Whitaker

David A. Whitaker

WHITAKER
1430 S. MONTE CRISTO WAY
LAS VEGAS, NV

November 5, 2003

Honorable Mayor Oscar Goodman
City of Las Vegas
400 E. Stewart Ave.
Las Vegas, NV 89101

Dear Mayor Goodman:

It was great to hear your recent remarks at Bonanza High School and your excellent comments in regard to Yucca Mountain on "60 Minutes".

We received notification (GPA-2993) of the rezoning on parcels 163-03-201-001 and 002 from Residence Estates to Office (located at Buffalo between Oakey and Charleston).

We live in Ten Oaks Estates which comprises 71 homes and is located about 500 feet from the above property. We oppose this rezoning. When we agreed to Buffalo Park, Mr. Michael McDonald assured everyone that the land across the street would not be rezoned for offices. Over the last few years, developers have tried several times to rezone these parcels to office. The neighborhood and Mr. McDonald have consistently opposed this rezoning. Newly elected Councilwoman Janet Moncrief also opposes this rezoning. When the park was approved, everyone felt that the developers would try again to rezone and here we are again. It seems like every year developers try to rezone this property. This "Spot Zoning" is very dangerous to neighborhoods. Are the developers that greedy that they refuse to build houses on this property. In the next block on Buffalo, there are new houses being built facing Buffalo.

This is a residential neighborhood. There are many parks in the Las Vegas area where there are houses located across the street from a park. At the time Buffalo Park was approved there was some discussion of utilizing the land in question (across the street) for a park as well. The neighbors agreed to the use of this land for a park. We still would agree for this land to be used as a park. Adjacent to this land there are 21 homes being built called "Aurora Estates". Why can't these developers build houses on this land. There is sufficient office space (with space still for lease) in the business areas in this area (Sahara and Charleston).

We respectfully request that this proposal be rejected and the zoning be maintained for its original purpose-Residential Estates.

P

Ms. Moncrief as recently as today said she would do everything possible to maintain the original zoning. Thank you for giving us the time to respond to this request.

Very truly yours,

Larry + Donna Anspach

Larry and Donna Anspach
1509 Golden Oak Drive
Las Vegas, NV 89117
707-869-5521

cc: Ms. Janet Moncrief
Mr. Gary Leobold

1620 Charles Lam Court
Las Vegas, Nevada 89117-1440

28 September 2003

RECEIVED
03 OCT -1 PM 4:31
PLANNING AND
DEVELOPMENT

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Subject: GPA 2993

We oppose this plan and any plan that will further degrade our neighborhood by the invasion of commercial development next to our homes.

Again the developers approach our neighborhood with rape in mind. For the twelve years we have lived in our present home commercial developers have tried to place a commercial development on Buffalo in the middle of a quiet and well-planned neighborhood of family homes. The City of Las Vegas never supported family neighborhoods over commercial development. Councilman McDonald was one of the first during our long residence in Las Vegas to give the family and the family home the recognition they deserve. We must assume that Councilwoman Moncrief will stand up to those who use their political influence and money to destroy the concept of a family neighborhood in Las Vegas Valley. Commercial zoning means more profits and taxes but it also means the destruction of the family neighborhood and the family. Buffalo Drive between Sahara Ave. and Charleston Blvd. has been invaded by commercial development far more than necessary. There is more than sufficient commercial zoned property within a short distance from here that has not been developed. Lets stop any further degradation of this area and let the commercial developers infill the property within the General Plan already zoned for commercial use.

We lived in our last home (also within the City of Las Vegas) for more than twenty years and had planned to retire in that home. But the City and County started rezoning small areas within the neighborhood for commercial development and finally zoned for two casinos within two blocks of our home. The City is now looking at that area as a problem both for crime and need for re-development funds. How many family neighborhoods can we find in Las Vegas without commercial development at every major corner as well as in the middle and where ever a property owner wanted to make additional money by commercial development? Not many. What happened to Rancho the high class neighborhood of the 1960's.

We will not be able to attend the Planning Commission meeting. Therefore we request that this letter and our opposition to commercial zoning as stated in Public Notice for General Plan Amendment GPA 2993 be recorded and added to the Commission minutes on this matter.

In opposition to GPA 2993

John W. Arlidge and Sandra M. Arlidge

cc: Councilwoman Moncrief
Kummer Kaempfer Bonner & Renshaw

CLV00522

GPA-2993 P

November 11, 2003

To: Las Vegas City Planning Commissioners

Subject: Buffalo Zoning Changes

The Buffalo Homeowners have been hasseled for zoning changes for years. The time has come to put this to an end.

The zoning rules need to be changed because there is little risk to a developer from perpetually introducing zone change requests. Most zone changes result in increasing the property values. The developers get a zone change and an outright gift of land evaluation. This gift belongs in the city treasury—not in the developer's pocket.

Lets require the develper to put the money difference up front with the zone change request. It is not refundable –win or lose the zoning request. Any major changes in the building and use plan will cause the property to revert to its previous zoning.

The time has overdue for the requirement of Impact Statements. The City and/or the County should prepare an impact statement for developments. The statement will be paid for by the developer and presented with the zone change request. This is what the affected public needs to provide a sound basis for presenting argument for or against the zone changes.

You do not make the zoning laws–but you can develop some interests with others to bring this problem under control.

Sincerely,

Joseph M. Hans Jr.

SUPPLEMENTAL

CLV00523

ELLIS GLATT

1300 Castle Wall St.
Las Vegas, NV 89117

Phone: (702) 363-1617
Fax: (702) 363-3623

December 14, 2003

Mayor Oscar B. Goodman
City Hall
400 Stewart Avenue
Las Vegas, NV 89101

Re: Case GPA-2993 and related ZON-3176, SDR-3177 – December 17, 2003 Hearing
Proposed Social Security Building Relocation to Buffalo Dr./Del Rey Ave.

Dear Mayor Goodman:

In our letter of November 13th to the Planning Commissioners and Councilwoman Janet Moncrief, we stated our strong opposition to the above-referenced application and proposed relocation of the Social Security Administration Building to the subject property, which is presently zoned for residential development. After hearing that nearly eight hundred other neighbors had responded similarly, citing a host of reasons why the applicant's project was unsuitable for the subject location , we had every expection that Staff and the Planning Commission would soundly reject the proposal. You can imagine our shock and disbelief when, at the November 20th hearing, Staff and Commissioners Evans, Goynes and Chairman Truesdell totally ignored the pleas of the impacted residents and appeared to abandon all logic by supporting the applicant's request.

The stated argument by the aforesaid three Commissioners for supporting Staff's recommendation in favor of the applicant's project was that an "office" use on the site would serve as an appropriate "buffer" and "transition" between high-density residential and low-density residential parcels and, therefore, the request for the GPA and rezoning from Residence Estate to Office was justified. We find this rationale absolutely absurd, Your Honor! The notion that any competent and rational planning official could truly believe that a high-intensity government office use, i.e., a Social Security Administration office drawing visitors from much of the Las Vegas Valley (where people often wait around for hours to be served), is an appropriate buffer between residential parcels in our neighborhood is simply incredulous. With two Commissioners recusing themselves from the November 20th vote, we had only Commissioner Daveport opposing the project on behalf of the many hundreds of residents who would be adversely impacted. Unfortunately, the other Commissioners seemed to have their own agenda and would not budge from their support of the application.

With support for the project failing to receive the super majority required for the requested GPA, the project will be coming before the City Council on Wednesday, December 17th for a final vote. We and the nearly one thousand neighbors who have, to date, voiced opposition to the proposed government office on this residential site fully expect you and the other City Council members to demonstate wisdom and sound judgment in your adjudication of this matter on Wednesday. However, anything short of an outright rejection of the proposed project by the Council certainly will be looked upon by all of us as the abandonment of a residential community and neighborhood. Regardless of the outcome on December 17th, your constituents are sure to remember what transpired in this matter.

Respectfully,

Ellis Glatt Myra J. Glatt

Ellis Glatt Myra J. Glatt

Cc:

Councilwoman Janet Moncrief
Councilwoman Lynette B. McDonald
Councilman Gary Reese
Councilman Larry Brown
Councilman Lawrence Weekly
Councilman Michael Mack

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

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

Dear Planning Commissioners:

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

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

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

PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Janice Salazar	11247 Tenza Ct. Las Vegas, NV 89141	
2	Pacy Layton	626 Gem Las Vegas, NV 8905	
3	Larry Slade	10701 Pemrose Albatross Las Vegas, NV 89144	
4	Robert Pamela	1961 Grassmere Las Vegas, NV 8901	

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

To: Las Vegas City Planning Commissioners
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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	James Tatum	9716 Forest Ave Las Vegas, NV 89117	
2	Jim Alexander	4200 S. Valley View #3032 Las Vegas, NV 89103	
3	Peter Young	9200 S. Las Vegas Blvd Las Vegas, NV 89123	
4	Julie Smith	356 Lamont St Las Vegas, NV 89102	

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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Attention: Bob Cinser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Steve Markewke	3713 San Angelo Las Vegas, NV 89102	
2	Bret Scifres	6716 Enchanted Cove Ct. Las Vegas, NV 89139	
3	Josie Schaller	3736 Barrel Wood Dr Las Vegas, NV 89147	
4	[illegible]	5941 Chelle Dr Las Vegas, NV 89147	

CLV00529

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Laren Hicks	1501 Nouzissouri Las Vegas, NV	
2	Nancy Fillon	Las Vegas, NV	
3	Loretta Fillon	Las Vegas, NV	
4		Las Vegas, NV	

TO: CITY OF LAS VEGAS, NEVADA
MAYOR OSCAR B. GOODMAN – FAX 385-7960
CITY COUNCIL, GARY REESE, MAYOR PRO-TEM

FAX EACH COUNCIL PERSON INDIVIDUALLY AT 382-3045
LYNETTE B. MCDONALD
LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

RE: ZONING FROM RESIDENTIAL TO SERVICE COMMERCIAL
CASE GPA 2993 DEL REY AVENUE & BUFFALO DRIVE
ZON-3176 AND SDR-3177

PLEASE RECORD AND MAKE PART OF THE WRITTEN RECORD MY OPPOSITION TO GENERAL PLANNING AMENDMENT 2993.

	NAME (PRINT)	SIGNATURE	ADDRESS
1.	DAVID BRODY	David Brody	1609 Golden Oak DRIVE LV. 89117
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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

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

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

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

Name (Print)	Name Signature	Address
1. JOSH WARNER		5424 ALPINE PL.
2. RYAN HUNTER		1916 CEDARLAWN CIR.
3. MIKE SLATER		6509 VISTA VERDE
4. Clint L. Stewart		6575 Darby.
5. AMANDA TESCAYE		268 PALM TRACE AVE

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garetto 243 9516, 1500 Ten Palms Ct.
HANK ADAIR 804-0177 1401 marbella Ridge Ct. LVNV 89117
It is very important you contact all of the City Council including the Mayor.
Mayor Goodman can be reached at 229-6241 or faxed at 385-7968.
Fax each Councilman individually at 382-3045.

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

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

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Elizabeth Schinnerer	6333 Vista Verde Las Vegas, NV	Elizabeth Schinnerer
2	Linda S Tannenbaum	6609 Vienna Dr Las Vegas, NV	Linda S Tannenbaum
3	Juanita Clark	137 Lotaki St. Las Vegas, NV 89107	Juanita Clark
4	Claude Leavitt	5556 Voss Las Vegas, NV 791	Claude Leavitt

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	DANNY FALCO	8000 POWDERHAM Las Vegas, NV 89117	
2	KAREN FALCO	8000 POWDERHAM Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	James Mohammadi	1921 Langley Estates Dr Las Vegas, NV 89117	
2	Jayne Mohammadi	1921 Langley Estates Dr Las Vegas, NV 89117	Jayne Mohammadi
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Sherry Benoit	2116 Diamond Peak Ct Las Vegas, NV 89117	Sherry Benoit
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	RALPH JOHNSON	8524 QUAIL BLOCK AVE Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	HARRY R Harmon	7500 Captains Harbour Dr Las Vegas, NV 89117	
2	AMY HARMON	7500 Captains Harbor Dr Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00538

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

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Las Vegas, NV 89101

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Al & Edye Risener	Las Vegas, NV	Al Risener Edye Risener
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00539

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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

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

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

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

	Name (Print)	Name Signature	Address
1.	Ben Alderson	Ben Alderson	2115 Handel Ave Henderson NV 89052
2.			
3.			
4.			
5.			

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

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

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

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

CLV00540

(THU) 11. 20' 03 16:04/ST. 16:03/NO 4860573612 P

ETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
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Michael Mack
Janet Moncrief

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

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

	Name (Print)	Name Signature	Address
1.	James Forrest	James Forrest	7140 Del Rey Ave.
	Ms. Juliette Forrest	Juliette Forrest	" "
2.	Nancy Mabe	Nancy Mabe	7160 Del Rey
	James Mabe	James Mabe	7160 Del Rey 89117
3.	Henry Hoogland	Henry Hoogland	7195 Del Rey 89117
	Genevieve K. Cebe	Genevieve K. Cebe	7165 Del Rey Ave 89117 Genevieve K. Cebe
4.	Angie Marie Connell	Angie Marie Connell	7185 Del Rey Ave 89117
	Jeremy P. Connell	Jeremy P. Connell	7185 Del Rey Ave 89117
5.	Patricia Carroll	Patricia Carroll	7185 Del Rey Ave 89117

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Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

(TUE) 11. 20' 03 18:04/ST. 18:03/NO 4860573612 P 3

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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

To: City of Las Vegas, Nevada
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Michael Mack
Janet Moncrief

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

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

	Name (Print)	Name Signature	Address
1.	Dr Lorenz Hanser		7408 Silver palm
2.	BRENT ARCHBALD		7030 W. Gailey Ct.
3.	Rebecca Stevens		1340 Casa Del Rey Ct.
4.	Richard K. Adams		8100 Pebbleshire Ave.
5.	Sona Lemmon		11600 Brock Ct.

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October 6. 2003

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

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

	Name (Print)	Name Signature	Address
1.	Sandi Marelli	Sandi Marelli	1990 Pomeroy St, LV NV 89117
2.	Kenneth Thomas	Ken Thomas	1561 Windhaven Circle, LV NV 89117
3.	Jodi Tufnell	Jodi Tufnell	7890 Dana Point Ct 89117
4.	Gary Campbell	Gary Campbell	2101 Marina Bay Ct 89117
5.	Nedra Hoogland	Nedra Hoogland	7195 Del Rey Ave 89117

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Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
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PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6. 2003

To: Planning & Development
Graig Galati, Chairman
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Todd Nigro,
Leo Davenport
Laura McSwain
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To: City of Las Vegas, Nevada
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Lynette B. McDonald
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Lawrence Weekly
Michael Mack
Janet Moncrief

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

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

Name (Print)	Name Signature	Address
1. R. L. POTTER		1475 Montessouri
JAMES J CEBE		7165 DEL REY AVE
2. ANTHONY J CEBE		1475 MONTESSOURI LV NV 89117
3. Keona B Potter		LV NV 89117 1475 Montessouri
4. Sandra Potter		1475 Montessouri Las Vegas NV 89117
5.		

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
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Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

CLV00544

FROM (THU) 11. 20' 03 16:05/ST. 16:05/NO. 4860071617 P 3

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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

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

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

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

	Name (Print)	Name Signature	Address
1.	MICHAEL MADRILL	Michael Madrill	1990 Roman Ct
2.	Laura Tomlinson	Laura Tomlinson	10228 Angel Peak, 89134
3.	BOB GOULDEN	Bob Goulden	3724 White Cardinal, 89147
4.	Cathy Pietras	Cathy Pietras	520 Arrowhead Tr. Unit 228, 89015
5.	Charlotte Carter-Charlotte Carter		701 Charles Lam Ct, 89117

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

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Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

NO.432 P.1/6 NOV.20'03 5:09PM

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

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

Dear Planning Commissioners:

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

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

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

PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

:TITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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

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

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

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

	Name (Print)	Name Signature	Address
1.	James Esposito	James Esposito	7140 Del Rey Ave.
	Ma. Antolice Esposito	Ma. Antolice Esposito	" "
2.	Nancy Mabee	Nancy Mabee	7160 Del Rey
	James Mabee	James Mabee	7160 Del Rey 89117
3.	Henry Hoagland	Henry Hoagland	7195 Del Rey 89117
	Genevieve K. Cebe	Genevieve K. Cebe	7165 Del Rey Ave. 89117 Genevieve K. Cebe
4.	Angie Marie Connell	Angie Marie Connell	7185 Del Rey Ave 89117
	Jeremiah P. Connell	Jeremiah P. Connell	7185 Del Rey Ave 89117
5.	Victoria Carroll	Victoria Carroll	7185 Del Rey Ave 89117

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Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Graig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
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Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
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Michael Mack
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Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

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

Name (Print)	Name Signature	Address
1. Sandi Marelli	Sandi Marelli	1990 Pearson St LV NV 89117
2. Kevett Thomas	Kevett Thomas	1561 Windhaven Circle, LV NV 89117
3. Joe Tubbs	Joe Tubbs	7890 Dana Point Ct 89117
4. Gary Lampl	Gary Lampl	2101 Marina Bay Ct 89117
5. Nedra Hoogland	Nedra Hoogland	7195 Del Rey Ave 89117

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The Neighborhood Alliance

2

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
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Janet Moncrief

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

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

	Name (Print)	Name Signature	Address
1.	[illegible] L. POTTER	[signature]	1475 Montessouri
	JAMES J CEBE	[signature]	7165 DEL REY AVE
2.	Anthony + [illegible]	[signature]	1475 Montessouri LV NV 89117
3.	Leone B Potter	[signature]	LV NV 89117 1455 Montessouri
4.	Sandra Potter	[signature]	1475 Montessouri Las Vegas Nv 89117
5.			

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Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

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

Gene
876-6165

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

Dear Planning Commissioners:

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	BARBARA HELGREN	7900 GOTHIC Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
702-385-7268

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

Dear Planning Commissioners:

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	ROBERT & MARY RICK	1500 CASTLEVAN... Las Vegas, NV 89117	
2	LOCKRT & DOROTHY STERLING TRUST	7400 LOCK SPUR DR Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
702-385-7268

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	PAUL E. TURNER	8005 GOTHIC AVE Las Vegas, NV	Paul E Turner
2	FAY M. TURNER	8005 Gothic Ave Las Vegas, NV	Fay M Turner
3	JANICE GIRARD	8004 GOTHIC AVE Las Vegas, NV	Janice Girard
4	EMILE GIRARD	8004 GOTHIC AVE Las Vegas, NV	Emile S Girard

Sent by Facsimile
702-385-7268

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	MARY Lovelady-Kinnaird	8000 Gothic Ave, Las Vegas, NV	Mary Lovelady-Kinnaird
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Pamela Hardison	7855 Laredo Las Vegas, NV 89117	Pamela Hardison
2	Select Equities Investments XVI	1500 Windhaven Ct Las Vegas, NV 89117	
3	Select Equities Investments IX	1500 Windhaven Ct Las Vegas, NV 89117	
4	Select Equities Investments IV	1700 Fairgate Las Vegas, NV 89117	

CLV00554

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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

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

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

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

	Name (Print)	Name Signature	Address
1.	Michael Bell		7475 Oak Grove Ave.
2.	Sally Bedotto		7433 Silver Palm Ave
3.	Sabrina DiMartini		4537 Sabrina Way
4.	Mona Goldman		1709 Golden Oak Dr.
5.			

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9460, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jordan Gazette 243 9516, 1580 Ten Palms Ct.

It is very important you contact all of the City Council including the Mayor.
Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.
Fax each Councilman individually at 382-3845.

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

Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport 735-2152, Craig Galati 263-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro 247-1920 and Steven Evans 486-2878.
Gary Lanfield, Senior Planner at 229-6301 or fax 385 7768.
The Neighborhood Alliance

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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

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

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

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

	Name (Print)	Name Signature	Address
1.	Thomas Christensen		2030 Palm Canyon Ct.
	Stephanie Morris	Stephanie Morris	2100 Palm Canyon Ct
2.	Louis Prock		1850 Rainbow Ridge
	Dell Manning		6051 Palm Canyon
3.	Karen Chaverin		1641 Marbella Ridge Ct LVNV 89117
	Aurora Vista estates		
4.	Mark Aaron McInnis		1632 Marbella Ridge Ct LVNV 89117
	Aurora Vista estates		
5			

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Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garetto 243 9516, 1500 Ten Palms Ct.

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October 6, 2003

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

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

	Name (Print)	Name Signature	Address	
1.	Karen Adams	Karen Adams	9160 Pebble Shore Ave	89117
2.	Ellen Brock	ELLEN BROCK	7601 W. Charleston # 68	89117
3.	Tamara Marx	Tamara Marx	1931 Rockwater Ct	89117
4.				
5.				

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October 6. 2003

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

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

	Name (Print)	Name Signature	Address
1.	Darius Allyn	Darius Allyn	763 Solitude Point Ave. Henderson 89012
2.	Tera Carranza	Tera Carranza	2707 Knightsbridge Rd Henderson, NV 89074
3.	Brian Craveiro		2726 Bass Lake Street Henderson, NV. 89052
4.	Raina Holmes	Raina Holmes	4705 W. Sahara # 251 Las Vegas, NV 89102
5.	Wesley Mehaffey		251 S. Green Valley Pkwy #2913 Henderson, NV 89012

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Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
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The Neighborhood Alliance

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

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

Dear Planning Commissioners:

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	CHRIS L COBB	1508 TEN ACRES CT. Las Vegas, NV 89117	
2	JAN COBB	1508 TEN ACRES CT Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Craig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Lee Davenport
Laura McSwain
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To: City of Las Vegas, Nevada
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City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
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1.	Michael Bell	Michael Bell	7475 Oak Grove Ave.
2.	Sally Bedolo	Sally Bedolo	7433 Silver Palm Ave.
3.	Debbie DiMartino	Debbie DiMartino	4587 Sea Quince Way
4.	Mona Gerhauser	Mona Gerhauser	1709 Coral Oak Dr.
5.			

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Jordan Smeltz 243 9316, 1589 Tea Palms Ct.

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The Neighborhood Alliance

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Tha Williams	1455 Danyelle Ct. Las Vegas, NV 89117	
2	Douglas W. Williams	1455 Danyelle Ct. Las Vegas, NV 89117	
3	Donna Brown	Las Vegas, NV	
4	[illegible]	Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	Las Vegas, NV	[signature]
2	[illegible]	Las Vegas, NV	[signature]
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	ynette Cook	Las Vegas, NV	Ynette Cook
2	Sherwood Cook	Las Vegas, NV	Sherwood Cook
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	DAVID STANLEY	1361 Ski Slope Ave. Las Vegas, NV, 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Nadine Underhill	Las Vegas, NV	Nadine Blenderhill
2	William Underhill	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	JONATHAN HARRIS-DEANS	2131 ALEXA BREEZE Las Vegas, NV	
2	Jennifer Harris-Deans	2131 ALEXA BREEZE Las Vegas, NV	Jennifer Deans
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Sheila Bazemore	7424 Oak Grove Las Vegas, NV	
2	Curtis Bazemore	7424 Oak Grove Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	KATHLEEN A. HOA	2249 OASIS PALMS CT. Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00569

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

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

	PRINT NAME	ADDRESS	SIGNATURE
1	ERNEST A. TURNER 2250 SHAW Circle	Las Vegas, NV	
2	LENORE A. TURNER	2250 SHAW Circle Las Vegas, NV	Lenore A. Turner
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	ARTHUR YOSHIDA	2204 PASEO CT Las Vegas, NV 89117	
2	CHOU YUN YOSHIDA	2204 PASEO CT Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	WALTER + MARILYNN STOWE	1609 MARCELLA RIDGE Las Vegas, NV	Marilynn Stowe
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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

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

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

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

	Name (Print)	Name Signature	Address
1.	Sal. A. Underwood	Sal A. Underwood	809 Shetland Rd. Las Vegas 89107
2.	Greg Seymour		3649 MAPLE LANE Las Vegas 89150
3.	Scott Garrard		7400 W Flamingo #208 Las Vegas 89147
4.	JESSICA BEETZUFF		180-2800 RockSpring Dr, Las Vegas 89128.
5.	Sonia Tuazon		7212 Grand Palace Ave Las Vegas 89130

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

It is very important you contact all of the City Council including the Mayor.
Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.
Fax each Councilman individually at 382-3845.

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

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

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

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

Dear Planning Commissioners:

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

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

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

PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	MaryAnn Mikulich	2201 S. Tioga Way Las Vegas, NV 89117	MaryAnn Mikulich
2	Tom Mikulich	2201 S. Tioga way Las Vegas, NV 89117	
3	Michele Fortune	PO BOX 20112 Las Vegas, NV 89112	
4	Keith Roether	5316 W. Gretna Las Vegas, NV 89108	

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Barbara Pipines	Las Vegas, NV	Barbara Pipines
2	Peter Pipines	Las Vegas, NV	Peter Pipines
3	Donald W. Taylor	Las Vegas, NV	Donald W. Taylor
4	Pamela Taylor	Las Vegas, NV	Pamela Taylor

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

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

Dear Planning Commissioners:

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

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.07, Section B.5)*. The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Anne Caddick	2271 S. Pioneer Way Las Vegas, NV 89117	Anne Caddick
2	Pat Caddick	2271 S Pioneer Way Las Vegas, NV 89117	Pat Caddick
3		Las Vegas, NV	
4		Las Vegas, NV	

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

I am adamantly opposed to the Social Security Office being built on the corner of Buffalo and Del Rey. I oppose GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177. This proposal is inconsistent with the master plan revision and the current residential neighborhood.

Please count and record my opposition to

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

Dr. and Mrs. Ronald E. Tobler
7251 Del Rey Ave.
Las Vegas, NV 89117

Ronald E Tobler DDS
Judith Tobler

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	1505 Tenth St Las Vegas, NV	[illegible]
2	[illegible]	1505 Tenth St Las Vegas, NV	[illegible]
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	BOB & MOLLY HAWTREK	1500 CASTLEWALL ST. Las Vegas, NV 89117	
2	COLDWELL BANKER PREMIER REALTY	8290 W. SAHARA #200 Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Jana McFadden	1979 Belcastro Las Vegas, NV 89117	Jana McFadden
2	Danny McFadden	1979 Belcastro Las Vegas, NV 89117	Danny McFadden
3		Las Vegas, NV	
4		Las Vegas, NV	

* No where on Buffalo is there anything like this.

CLV00580

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Carolyn Newport	1890 Kay Lynn Ct. Las Vegas, NV 89117	C Newport
2	Robert Adler	1890 Kay Lynn Ct. Las Vegas, NV 89117	Robert Adler
3	Jennifer Newport	1890 Kay Lynn Ct. Las Vegas, NV 89117	Jennifer Newport
4		Las Vegas, NV	

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

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

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Roberto J. Martinez	2212 Paseo Ct. Las Vegas, NV	
2	Rita D. Martinez	2212 Paseo Ct. Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	JESS OVERBEY	8509 SONETO LN Las Vegas, NV 89117	Jess Overbey
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
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	PRINT NAME	ADDRESS	SIGNATURE
1	JESS OVERBEY	8509 SONETO LN Las Vegas, NV 89117	Jess Overbey
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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

CLV00586

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

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	BARBARA McDONALD	2670 CREEKVIEW CT. Las Vegas, NV 89117	Barbara McDonald
2	THOMAS McDONALD	2670 CREEKVIEW CT. Las Vegas, NV 89117	Thomas McDonald
3		Las Vegas, NV	
4		Las Vegas, NV	

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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

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

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

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

Name (Print)	Name Signature	Address
1.	[redacted]	
2.	Debra Bingham	1604 English Oak St LV 89117
3.	[illegible]	[illegible]
4.		
5.		

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

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

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

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

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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

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

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

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

Name (Print)	Name Signature	Address
1. Stephanie Evans	Stephanie Evans	1710 Beech Ct. LV, NV 89117
2. Jan Hodson	Jan Hodson	7101 Shentaug Ct. LV. 89117
3. Kaleen Inman	Kaleen Inman	1636 Beech Ct 89117
4. Cheryl McKinney	Cheryl McKinney	7801 Wisconsin Wagon Ave. LV 89117
5.		

Important Request - Please have your neighbors sign along with you.
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Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
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To: City of Las Vegas, Nevada
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Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

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

Name (Print)	Name Signature	Address
1. Mary Sullivan		7817 Wasatch Maple Ave
2. John Ware		1870 Mulea St.
3. Penny Pokey		9113 Canyon Magic
4. [illegible]		3633 Feathers Dr.
5. [illegible]		7311 Cuttings Cove

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Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
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Janet Moncrief

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

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

	Name (Print)	Name Signature	Address
1.	Porter Talbot	Porter T. Talbot	5625 Rapid River Ct., Las Vegas, NV 89131
2.	Kathy Dickelman	K Dickelman	2525 Dayspring Ste 89135
3.	Brenda Alcaraz	Brenda Alcaraz	7217 Washington Ave LVNV 89128
4.	Sheri Mabey	Sheri Mabey	1404 Silver Oaks LV NV 89117
5.	Connie Bubolz		1831 Terra Vista Way. LV NV 89107

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

It is very important you contact all of the City Council including the Mayor.
Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.
Fax each Councilman individually at 382-3065.

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

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

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

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

Dear Planning Commissioners:

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

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

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

	PRINT NAME	ADDRESS	SIGNATURE
1	VIRGINIA MARTINS	1911 LANGLEY ESTATES Las Vegas, NV 89117	VMartins
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Nancy Hirabayashi	2225 Villefort Ct. Las Vegas, NV 89117	Nancy Hirabayashi
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Belinda Dudzinski	8505 Soneto Las Vegas, NV 89117	Belinda Dudzinski
2	Steven Dudzinski	8505 Soneto Las Vegas, NV 89117	Steve Dudzinski
3		Las Vegas, NV	
4		Las Vegas, NV	

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

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

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

	PRINT NAME	ADDRESS	SIGNATURE
1	STEVE ANTISDALE	8109 VIA DEL CERRO Las Vegas, NV	
2	LINDA ANTISDALE	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	LINDA COTTEN	7250 DOE Las Vegas, NV 89117	Linda Cotten
2	CLARENCE J COTTEN	Las Vegas, NV	C J Cotten
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	JOHN GALLEGOS	1625 MARBELLA Ridge Court Las Vegas, NV 89117	
2	DAWN Gallegos	1625 MARBELLA Ridge Court Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	BLAIRE E. SIMPSON	7900 POWDERHAM AV. Las Vegas, NV 89117	Blaire E. Simpson
2	BARRY D. OSLANDER	7900 POWDERHAM AVE Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	CHANDRA PETERSON	1930 FOX CANYON CIR Las Vegas, NV 89117	Chandra Peterson
2	STEVEN PETERSON	1930 Fox Canyon Cir Las Vegas, NV 89117	
3	Jennifer Peterson	Las Vegas, NV	Jennifer Peterson
4	JILLIAN Peterson	Las Vegas, NV	Jillian Peterson

CLV00600

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562-6993 (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
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	PRINT NAME	ADDRESS	SIGNATURE
1	DANA NITZ	1831 Kay Lynn Ct Las Vegas, NV	
2	LINDA NITZ	1831 Kay Lynn Ct Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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

	PRINT NAME	ADDRESS	SIGNATURE
1	PAUL HEEREN	2105 S. Buffalo Dr Las Vegas, NV 89117	
2	CAROL HEEREN	2105 S. Buffalo Dr Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Fax: 385-7268
11/17/03
@ 4:21pm

Lyn: 562-6993

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731 South Fourth Street
Las Vegas, NV 89101

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Julie Longley	1400 Ten Palms ct Las Vegas, NV	Julie Longley
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Melvin Pohl	7413 Doe Ave Las Vegas, NV 89117	
2	John Tanner	7413 Doe Ave Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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

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

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

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	Name (Print)	Name Signature	Address
1.	FRANK A SPOSITO	Frank A Sposito	1500 MARBELLA RIDGE CT LV
2.			
3.			
4.			
5.			

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Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
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JAN-3-1999 SUN 01:30PM TO:

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385-7268 (Planning Department Staff)

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

	PRINT NAME	ADDRESS	SIGNATURE
1	Ronald J. Botelho	1960 Casa De Elegante Las Vegas, NV	Ronald J. Botelho
2	Kelly J. Botelho	1960 Casa De Elegante Las Vegas, NV	Kelly J. Botelho
3		Las Vegas, NV	
4		Las Vegas, NV	

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To: City of Las Vegas, Nevada
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Michael Mack
Janet Moncrief

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Case GPA 2993 Del Rey Avenue & Buffalo Dr.

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	Name (Print)	Name Signature	Address
1.	Darius Allyn	Darius Allyn	763 Solitude Point Ave. Henderson 89012
2.	Tera Carranza	Tera Carranza	2707 Knightsbridge Rd. Henderson, NV 89074
3.	Brian Craveiro	[illegible]	2726 Bass Lake Street Henderson, NV. 89052
4.	Raina Holmes	Raina Holmes	4705 W Sahara #251 Las Vegas, NV 89103
5.	Wesley Metcalf	[illegible]	251 S Green Valley Pkwy #2913 Henderson, NV 89012

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JOHN W ARLIDGE	1620 CHARLESTON Las Vegas, NV 89117	
2	SANDRA M ARLIDGE	1620 Charleston Las Vegas, NV 89117	Sandra M. Arlidge
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Anna Williams	7451 O'Bannon Dr Las Vegas, NV 89117	Anna Williams
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DONALD FULLER	8105 MESSIMORE Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DAVID HAAS	2110 Homeview Ct Las Vegas, NV 89117	
2	Marian C. Haas	2110 Homeview Ct Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CYNTHIA HUGHES	7425 SILVER PALM Las Vegas, NV 89117	
2	JAMES HUGHES	7425 Silver Palm Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Craig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Print)	Name Signature	Address
1.	Janelle Burch	Janelle Burch	7432 DOE AVE 89117
2.	PATRICK Byrne	Patrick Byrne	7432 DOE AVE 89117
3.			
4.			
5.			

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garetto 243 9516. 1500 Ten Palms Ct.

It is very important you contact all of the City Council including the Mayor.
Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.
Fax each Councilman individually at 382-3045.

You can also call your Councilwoman Janet Moncrief or her liaison Tracy Hurless at 702 229-1771 or fax 702 382-8558.

Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport 735-2252, Craig Galati 263-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro 247-1920 and Steven Evans 486-2879.
Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	R. SUTTON	7461 CRYSTAL FORREST Las Vegas, NV 89117	R. Sutton
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Janice R. Hammack	8412 Del Rey Avenue Las Vegas, NV 89117	Janice R. Hammack
2	Jeffrey A. Hammack	8412 Del Rey Avenue Las Vegas, NV 89117	Jeffrey A. Hammack
3	Melanie A. Stewart	9595 Chanticleer Ct. Las Vegas, NV 89129	Melanie A. Stewart
4	Jared B. Stewart	9595 Chanticleer Ct. Las Vegas, NV 89129	Jared B. Stewart

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	David Rustowitz	2010 S. Tenaya Las Vegas, NV 89117	
2	Susie Rustowitz	2010 S. Tenaya Las Vegas, NV 89117	Susie Rustowitz
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Kelli Huntsman	1301 Misty Moat St. Las Vegas, NV 89117	Kelli Huntsman
2	Michael Huntsman	1301 Misty Moat St. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MICHAEL J. ZOTO	1641 CITY VIEW COURT Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Jim Glover	7429 Silver Palm Las Vegas, NV	
2	Ann Glover	7429 Silver Palm Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	**November 20, 2003**
ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	Karen McKinley	1600 River Birch St Las Vegas, NV 89117	
2	Greg McKinley	1600 River Birch Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00620

11/17/2003 10:01 7022583394 CRAGIN PIKE PAGE 01/01

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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731 South Fourth Street
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GPA-2993	**November 20, 2003**
ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	James D. Morris	7905 Del Rey Ave Las Vegas, NV 89117	James D. Morris
2	Deborah L. Morris	7905 Del Rey Ave Las Vegas, NV 89117	Deborah L. Morris
3	Amber D. Reid	7905 Del Rey Ave Las Vegas, NV 89117	Amber D. Reid
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	John H. Pilkington	1408 Kingston Las Vegas, NV	
2	Julie A Pilkington	1408 Kingston Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Beatrice Roberts	1940 Blackwater Ct Las Vegas, NV 89117	Beatrice Roberts
2	Robert H. Roberts	1940 Blackwater Ct Las Vegas, NV 89117	Robert H Roberts
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Anthony Caglia	2131 Diamond Bar Las Vegas, NV 89117	
2	Joseph Caglia	" Las Vegas, NV	
3	Christine Caglia	" Las Vegas, NV	
4	Albert Caglia	" Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	BONALY Suzan	2020 South Lisa Lane Las Vegas, NV	S Bonaly
2	BONALY Joseph	Las Vegas, NV	J Bonaly
3	BONALY Sonja	Las Vegas, NV	S Bonaly
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Elizabeth Carlson	Las Vegas, NV	Elizabeth A Carlson
2	JEFF Carlson	Las Vegas, NV	J Carlson
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00626

NOV-16-2003 11:21A FROM: TO:5629933 P:1/1

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Bretta Wiesner	1300 Marina Del Rey Ct. Las Vegas, NV 89117	Bretta Wiesner
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	James Turney	1708 S. Cheddar St. Las Vegas, NV 89117	
2	Linda Turney	1708 S. Cheddar St. Las Vegas, NV 89117	
3	Elizabeth Turney	1708 S. Cheddar St. Las Vegas, NV 89117	
4	Mike Turney	1708 S. Cheddar St. Las Vegas, NV 89117	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	William C Harrington	Las Vegas, NV	William C Harrington
2	Diane Ellen Harrington	Las Vegas, NV	Diane E. Harrington
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Cynthia D Shreve	Las Vegas, NV	Cynthia D Shreve
2	DOUGLAS B. SHREVE	Las Vegas, NV	Douglas B. Shreve
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS MORGAN	8524 MONTALO VALLEY AVE Las Vegas, NV 89117-9022	
2	DIANA MORGAN	8524 MONTALO VALLEY AVE Las Vegas, NV 89117-9022	
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	ROBERT O. LEVY	2045 S. TENAYA WY Las Vegas, NV, 89117	
2	INGEBORG C. LEVY	2045 S. TENAYA WY Las Vegas, NV, 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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is not on an intersection of a primary or secondary thoroughfare; and, (3) is r
retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993 November 20, 2003
ZON-3176 November 20, 2003
SDR-3177 November 20, 2003

	PRINT NAME	ADDRESS	SIG
1	Douglas A. Soulé	7520 Crystal Cave Dr. Las Vegas, NV 89117	
2	Jo Ann Soulé	7520 Crystal Cave Dr. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Eric H. Widell 8661 Pondersham Ave	Las Vegas, NV 89117	
2	Kris Jean Widell 8661 Pondersham	Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Thomas Costello	2200 Trident Maple St Las Vegas, NV 89117	Thomas Costello
2	Debbie Costello	" Las Vegas, NV 89117	Debbie Costello
3	Chris Costello	" Las Vegas, NV 89117	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Kevin Colan Jr	1301 Crystal Mtn. Dr. Las Vegas, NV 89117	
2	Susan Colan	1301 Crystal Mtn. Las Vegas, NV 89117	
3	Kevin P. Colan	1301 Crystal Mtn. Las Vegas, NV 89117	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Mary H. Johnson	1741 Oval Circle Las Vegas, NV	Mary H. Johnson
2	James L. Johnson	1741 Oval Ct Las Vegas, NV	James L. Johnson
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	HANS R. HEINICKE	1613 VERMIEL DR Las Vegas, NV 89117	
2	ANTOINETTE C. HEINICKE	1613 VERMIEL DR Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Kathryn Lopez	5020 Valdez St. Las Vegas, NV 89149	
2	Sam Taylor	1701 verniel Las Vegas, NV 89117	
3	Shanna Leavitt	5860 Coley Ave. Las Vegas, NV	
4	Taryn Talbot	1001 Painted Daisy Las Vegas, NV	

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ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	Paula Hammack	6224 Long Valley Dr. Las Vegas, NV 89108	Paula Hammack
2	Peggy Fulcomer	5[illegible] Yacht Harbor Dr. Las Vegas, NV 89145	Peggy Fulcomer
3	Amy Fulcomer	5[illegible] Yacht Harbor Dr. #102 Las Vegas, NV 89145	Amy Fulcomer
4	Lanette Higginbotham	[illegible]224 W. Oakey Bl. Las Vegas, NV	Lanette Higginbotham

CLV00640

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	AMY LEONARD	1700 CHARLES CAN Las Vegas, NV 89117	Amy Leonard
2	WM A. LEONARD	1700 CHARLES CAN Las Vegas, NV 89117	WM A. LEONARD
3	LIBBY BENSON	508 JESSUP RD Las Vegas, NV 89130	Libby Benson
4	FRAN MYERS	4258 JUDITH AR Las Vegas, NV 89032	Fran Myers

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	ROBERT W. & ELIZABETH CRONDER	7425 Del Ave Las Vegas, NV 89117	Robert W Cronder Elizabeth Cronder
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CHRISTINA T. ORTEGA	7370 W. O'BANNON DRIVE Las Vegas, NV 89117	Christina T. Ortega
2	LUIS CARLOS O. ORTEGA	7370 W. O'BANNON DRIVE Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

please fax

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Chris Wilcox	2110 Albert Ct Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Jeaniene Talley	2030 Alexa Breanne Las Vegas, NV 89117	
2	Emmanuel Onwuteaka	2030 Alexa Breanne Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	HARRY R Harmon	7500 Captains Harbor Dr Las Vegas, NV 89117	
2	AMY HARMON	7500 Captains Harbor Dr Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.02, Section B.5)*. The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Myla Yahraus	1709 Golden Oak Dr. Las Vegas, NV	
2	Norman Yahraus	1709 Golden Oak Dr. Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Kathleen Jones	7055 Del Rey Ave Las Vegas, NV 89117	Kathleen Jones
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Pamela Thorley	2111 Shenley Ct Las Vegas, NV 89117	Pamela Thorley
2	Rollin Thorley	2111 Shenley Ct Las Vegas, NV 89117	
3	Elaine Bunker	2111 Shenley Ct Las Vegas, NV 89117	Elaine Bunker
4		Las Vegas, NV	

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Craig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.
ZON-3176, SDR-3177

Name (Print)	Name Signature	Address
1. Hilari Tischler	Hilari Tischler	7408 Doc Ave. LV, NV 89117
2. Carolyn Chiros	Carolyn Chiros	7417 Doc Ave. LV, NV 89117
3. Cathy & Jeff Smith		7428 Silver Fox Ln LVNV 89117
4. Christine & Joseph Cuesta		7105 Golden Oak Dr LV 89117
5. Steve Desing		7101 Golden Oak Dr LV 89117

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garette 243 9516, 1500 Ten Palms Ct.

It is very important you contact all of the City Council including the Mayor.
Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.
Fax each Councilman individually at 382-3845.

You can also call your Councilwoman Janet Moncrief or her liaison Tracy Hurless at 702 229-1772 or fax 702 382-8558.

Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport 735-2252, Craig Galati 263-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro 247-1920 and Steven Evans 486-2879.
Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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Craig Galati, Chairman
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To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
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Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.
ZON-3176, SDR 3177

Name (Print)	Name Signature	Address
1. LORINDA BURCHELL		1605 Golden Oak Dr LV 89117
2. DAWN BUCHEL, JAMES BUCHEL		1601 Golden Oak Dr 89117
3. [illegible]		1625 Doe Ave LV 89117
4. Carolyn Glaser		1420 Doe Ave LV NV 89117
5. Carol Shelmire		7776 Doe Ave 89117

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Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jerina Garetto 243 9516. 1500 Ten Palms Ct.

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Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.
ZON-3176 SDR-3177

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Print)	Name Signature	Address
1.	Bonnie Voegele	Bonnie Voegele	7404 Oak Grove Ave
	Michael Voegele		7404 Oak Grove Ave
2.	Ian Blake		7409 Oak Grove Ave
	Betty Anderson		7417 Oak Grove NV. LV. 89117
3.	Ruth Tekabe		7432 Oak Grove Ave. Las Vegas NV 89117
4.	Endalkachew Mersha		7432 Oak Grove Ave, Las Vegas NV. 89117
	Blessing Zeleke		7433 Oak Grove Ave, LV, 89117
	Lilna Efraim		1405 Goldenoak Dr. Vlg a, NV 89
5.			

Important Request - Please have your neighbors sign along with you,
Fax or mail back to one of the following:
Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
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October 6, 2003

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Craig Galati, Chairman
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Todd Nigro,
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To: City of Las Vegas, Nevada
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Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

ZON 3176 SDR-3177

	Name (Print)	Name Signature	Address
1.	Tina Howard	[signature]	7412 Doe Ave 89117
2.	RAUD TOLLES	[signature]	7413 DOE AVE 89117
3.	MEL POHL	[signature]	7413 DOE AVE 89117
4.	Kathryn Musceelli	[signature]	7405 Doe Ave LV 89117
5.	Chris Whidman, Chrysalis Collective	[signature]	1500 Silver Oak LV, NV 89117

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Fax or mail back to one of the following:
Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garetto 243 9516, 1500 Ten Palms Ct.

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October 6, 2003

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To: City of Las Vegas, Nevada
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Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.
ZON-3176, SDR 3177

	Name (Print)	Name Signature	Address
1.	ROSALIE ASHUGGS		7404 Silver Palm
	JIM ASHUGGS		7404 SILVER PALM AVE.
2.	Ellin Mark		7416 Silver Palm Ave
	CHRISTINA LITTLE		7412 Silver Palm Ave
3.	JUSTICE HUGHES		7425 SILVER PALM AVE
4.	Chess Hughes		7425 Silver Palm Ave
5.			

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Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garetto 243 9516, 1500 Ten Palms Ct.

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October 6, 2003

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Craig Galati, Chairman
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To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
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Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Printed)	Name Signature	Address
1.	Gary Davies Senior		2200 S Rainbow Way 89117
2.			
3.			
4.			
5.			

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
Lyn Malmer 562 6993, 1632 Marbella Rider Ct., Las Vegas, Nv. 89117
Mary Gross 243 9488, 1870 Blackwater Ct. Las Vegas, Nv. 89117
Jorina Garetto 243 9516, 1500 Ten Palms Ct.

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Gary Leibold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

CLV00655

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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No. 15 731-01

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Laura S Etheridge	8412 omar ct Las Vegas, NV	Laura S Etheridge
2	Dwight D Etheridge	8412 omar ct Las Vegas, NV	Dwight D Etheridge
3	Patricia Stessel Mark Stessel	8404 Omar ct Las Vegas, NV	Patricia Stessel Mark Stessel
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Deborah Ochoa	6320 Vigilante Ave Las Vegas, NV 89117	Deborah Ochoa
2	Richard Ochoa	6320 Vigilante Ave. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DONALD CROUCH	1941 FOX CANYON CIR. Las Vegas, NV 89117	Donald L. Crouch
2	CHERYL COLLINGSWORTH	1941 FOX CANYON CIR. Las Vegas, NV 89117	Cheryl Collingsworth
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Julia Williams	1455 Dangelle Ct. Las Vegas, NV 89117	Julia C. Williams
2	Douglas W. Williams	1455 Dangelle Ct. Las Vegas, NV 89117	Douglas W. Williams
3	Cindy Bracken	Las Vegas, NV	Cindy K Bracken
4	R E Bracken	Las Vegas, NV	

CLV00659

NOV-18-03 18:21 PM WILLIAMS P.01

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	TIM KUIAVA	1341 CASA DEL REY Las Vegas, NV 89117	
2	Gail Kuiava	1341 Casa Del Rey Las Vegas, NV 89117	Gail T. Kuiava
3	Quincy Kuiava	1341 Casa Del Rey Ct. Las Vegas, NV 89117	Quincy Kuiava
4		Las Vegas, NV	

ATTN: LYN MALONEY

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DAULAT JALDEEP	Las Vegas, NV 89117	J. Daulat PD.
2	Neeta Daulat	Las Vegas, NV 89117	Neeta J. Daulat
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Patricia N. Emeterio	2220 Pasco ct. Las Vegas, NV 89119	Patricia N. Emeterio
2	Louis C. Emeterio	2220 Pasco ct. Las Vegas, NV 89119	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00662

NOV 18 03 02:51p Pat and Lou Emeterio (702)735-5745 p.1

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CLAYTON E. Hieb	Las Vegas, NV	Clayton E. Hieb
2	Sylvia D. Hieb	Las Vegas, NV	Sylvia D. Hieb
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to **GPA-2993** and the associated zoning change of **ZON-3176** and the **SDR-3177**, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	William Carner	8513 Del Ray Ave Las Vegas, NV 89117	William Carner
2	Barbara Kelly	7471 Lundberg St Las Vegas, NV 89131	Barbara Kelly
3	Katie Carner	1532 Udine Las Vegas, NV 89117	Katie Carner
4	CC Carner	1532 UDINE C Las Vegas, NV 89117	CC Carner

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	LINDA LORENZ	Las Vegas, NV	Linda Lorenz
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Dr. Kevin Murray	7870 Dana Point Ct Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	AMY J RILEY	8221 DEL REY AVE Las Vegas, NV 89117	Amy J Riley
2	[illegible]	[illegible] Las Vegas, NV 89117	[illegible]
3	Estefana Rodriguez	[illegible] Las Vegas, NV 89117	[illegible]
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MICHAEL E MEDINA	Las Vegas, NV	Michael E Medina
2	BRENDA C MEDINA	Las Vegas, NV	Brenda Medina
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
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385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	WILLIAM A. HART	8401 VICEROY LN. Las Vegas, NV 89116	William A Hart
2	JAN L HART	8401 VICEROY LANE Las Vegas, NV 89117	Jan Hart
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Vicki Conners	8456 Pacific Spring Ave Las Vegas, NV 89117	Vicki J Conners
2	DENNIS STANEK	8456 PACIFIC SPRING Las Vegas, NV 89117	Dennis Stanek
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Mashelle McDonald	1831 Remsen Ct Las Vegas, NV 89117	Mashelle N. McDonald
2	Keith B McDonald	1831 Remsen Ct Las Vegas, NV 89117	Keith B McDonald
3	Blake McDonald	1831 Remsen Ct Las Vegas, NV	Blake K McDonald
4	Chelsea J. McDonald	1831 Remsen Ct Las Vegas, NV	Chelsea J McDonald

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Craig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Print)	Name Signature	Address
1.	Michael Bell	Michael Bell	7475 Oakline Ave.
2.	Sally Bedotto	Sally Bedotto	7433 Silver Palm Ave
3.	Judie DiMartino	Judie DiMartino	4537 Sandpiper Way
4.	Thomas J Jackson	Thomas J Jackson	1709 Golden Oak Dr.
5.			

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
Lyn Hellmer 582 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9490, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Joshua Garvette 243 9516, 1500 Ten Palms Ct.

It is very important you contact all of the City Council including the Mayor.
Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.
Fax each Councilmen individually at 382-3845.

You can also call your Councilwoman Janet Moncrief or her
liaison Tracy Harless at 702 229-1772 or fax 702 382-8558.

Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport 735-2252, Craig Galati 243-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro 247-1800 and Steven Evans 486-2879.
Gary Reisbeck, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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Craig Galati, Chairman
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Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Print)	Name Signature	Address
1.	Patricia Williams	Patricia Williams	1704 Englishdale St.
2.			
3.			
4.			
5.			

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Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garcito 243 9516, 1500 Ten Palms Ct.

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Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

Las Vegas City Council
400 E. Stewart Avenue
Las Vegas, NV 89101

Please call your protests to Janet Moncrief, Ward I Councilwoman or her Intern Tracy Burton at: 702-229-1771 or Fax 382-8868.
Contact all of our City Council at 382-8868.
Mayor Goodman can be found at 385-7900 & Planned at 229-6241.

Re: Zoning from Residential Estates to Service Commercial
Case GPA-2993 Del Ray Avenue & Buffalo Dr.

	NAME	ADDRESS	SIGNATURE
1	Ed Whited	3086 Lakefield St	Ed Whited
2	Dick Case	1991 Sonbero	Dick Case
3	Betty Case	" "	Betty Case
4	Cathy Wicker	4950 Conaugh LN	Cathy Wicker
5	Scott Wicker	4950 Conaugh LN.	Scott Wicker
6	STEVE LESPICK	1127 WESTMINSTER 89119	Steve Lespick
7	ANITA FRIEDRICK	8208 CREATIVE BLVD LV.	Anita Friedrick
8	NANCY E. DANICK	" "	Nancy E. Danick
9	SANDY Smith	1216 CHARDAST LN	Sandy Smith
10	Jim Smith	" "	Jim Smith
11	FRIEDA LESPICK	1127 WESTMINSTER	Frieda Lespick
12	CARLE KAY	880 F LUSSO CT LV NV	Carle Kay
13	Sue Kay	8804 LUSSO CT LAS VEGAS NV	Sue Kay
14	STEVE MARK	3813 Gold Point St LV	Steve Mark
15	[illegible]	433 CHARNSIDE DR LV	[illegible]
16	IRENE TOOTLE	433 CHARNSIDE DR LV	Irene Tootle
17	[illegible]	8208 Rusty Rock LV NV	[illegible]
18	[illegible]	4324 Blushed Meadows	[illegible]
19	JENNIFER STRONK	4324 Blushed Meadows	Jennifer Strunk
20	Carol Jakapec	4033 Highland Crest CT LV NV	Carol Jakapec
	Carol Jakapec	4033 Highland Crest CT	Carol Jakapec

TOTAL P.01

TOTAL P.01

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6. 2003

To: Planning & Development
- Craig Galati, Chairman
- Richard Truesdell, Vice Chairman
- Todd Nigro,
- Leo Davenport
- Laura McSwain
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- Steven Evans

To: City of Las Vegas, Nevada
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Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

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Name (Print)	Name Signature	Address
1. JUDITH B BAILEY	Judith B Bailey	2031 ALEXA BREANNE CT LV NV 89117
2. J PARKER BAILEY	J Parker Bailey	2031 ALEXA BREANNE CT LV NV 89117
3.		
4.		
5.		

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Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garetto 243 9516. 1500 Ten Palms Ct.

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The Neighborhood Alliance

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

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Craig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
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To: City of Las Vegas, Nevada
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City Council, Gary Reese, Mayor Pro-Tem
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Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Print)	Name Signature	Address
1.	Jesse G. Campbell	Jesse G. Campbell	1909 Crystal Glen Ct. Lv. 89117
2.	Ann M. Campbell	Ann M. Campbell	1909 Crystal Glen CT LV 89117
3.	Marilyn B. Glovinsky	Marilyn B. Glovinsky	913 Crystal Glen Ct
4.	DAPHNE COCHRAN	Daphne Cochran	905 Crystal Glen Court
5.			

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Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
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Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

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	Name (Print)	Name Signature	Address
1.	Charan Nigam	Charan Nigam	1709 English Oak St., 89117
	Ilze Nigam	Ilze Nigam	"
2.	Greg Bya		7817 Wentch, Mpls. 55112
3.	Robin Hanning	Robin Hanning	1705 English Oak St., 89117
	Mike Hanning	Mike Hanning	"
4.			
5.			

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Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

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	Name (Print)	Name Signature	Address
1.	Alexis Cochran	Alexis Cochran	1821 Longley Estates Drive Las Vegas Nevada 89117
2.	Michael Cochran	Michael Cochran	1821 Longley Estates Drive Las Vegas Nevada 89117
3.			
4.			
5.			

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October 6, 2003

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Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

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	Name (Print)	Name Signature	Address
1.	LARRY ANSPACH	Larry Anspach	1509 Golden OAK DR. LV. NV 89117
2.	DONNA HOFFMAN	Donna Hoffman	1509 GOLDEN OAK DR LV. NV 89117
3.			
4.			
5.			

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Mary Green 243 9480, 1870 Blackwater Ct. Las Vegas, Nv. 89117
Jorina Garetto 243 9516. 1500 Tea Palms Ct.

It is very important you contact all of the City Council including the Mayor.
Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.
Fax each Councilman individually at 382-3045.

You can also call your Councilwoman Janet Moncrief or her
liaison Tracy Harless at 702 229-1772 or fax 702 382-8558.

Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport 735-2252, Craig Galati 263-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro 247-1920 and Steven Evans 486-2879.
Gary Leibold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

TOTAL P.06

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

A - could you please fax to those 2 #s & stop by Wed a.m. thanks randa

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Randa Reiff Shea	1930 Jasmine Joy Ct. Las Vegas, NV	
2	James Patrick Shea	1930 Jasmine Joy Ct Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	David Friedl	8110 Bogart Ct Las Vegas, NV 89117	
2	M.J. Friedl	8110 Bogart Ct Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Gary J. Moore	1890 Remsen Court Las Vegas, NV 89117	
2	Kathy Moore	1890 Remsen Court Las Vegas, NV 89117	Kathy Moore
3		Las Vegas, NV	
4		Las Vegas, NV	

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385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	David Friedl	Las Vegas, NV	
2	M.J. Friedl	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	ROBERT L. WONDRASH	7241 Doc Ave Las Vegas, NV 89117	Robert L. Wondrash
2	KRISTIN J. WONDRASH	7241 Doc Ave Las Vegas, NV 89117	Kristin J. Wondrash
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Judy Tobler	7251 Del Rey Ave Las Vegas, NV 89117	Judy Tobler
2	Ronald E Tobler	7251 Del Rey Ave Las Vegas, NV 89117	Ronald E Tobler
3		Las Vegas, NV	
4		Las Vegas, NV	

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Graig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Print)	Name Signature	Address
1.	Cynthia Freedman	Cynthia Freedman	2181 South Buffalo Las Vegas, NV 89117
2.	Sheldon I Freedman	Sheldon I Freedman	2181 So Buffalo Las Vegas NV 89117
3.			
4.			
5.			

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garetto 243 9516. 1500 Ten Palms Ct.

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Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

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385-7268 (Planning Department Staff)

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	KATHLEEN A. HOGA	2249 OASIS PALMS CT. Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Jesus & Lydia Tirado	1300 Crystal Valley Dr Las Vegas, NV 89117	Jesus F. Tirado Lydia Tirado
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Thomas V. Nelson	2200 Paseo at Las Vegas, NV 89117	
2	Kathleen A. Nelson	2200 Paseo at Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

END

CLV00689

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Craig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Print)	Name Signature	Address			
1.	Dante Lee	[signature]	2919 Reiger Ct.	Las Vegas	89117	
2.	Suzanne Lee	Suzanne Lee	2919 Reiger Ct.	Las Vegas	89117	
3.						
4.						
5.						

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Roberto J. Martinez	2212 Paseo Ct. Las Vegas, NV	Robert J Martinez
2	Rita D. Martinez	2212 Paseo Ct. Las Vegas, NV	Rita D Martinez
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Gail A. Garcia	7460 Crystal Cave Dr. Las Vegas, NV	Gail A. Garcia
2	Carlos A. Garcia	7460 Crystal Cave Dr. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Art Rector	Las Vegas, NV 1941 Blackwate	Art Rector
2	Nona Rector	1941 BLACKWATER Las Vegas, NV 89134	
3	LINA FRAZIER	910 Las Vegas, NV Scarlet Hawk	
4	BEN FRAZIER	910 SCARLET HAWK Las Vegas, NV 89	

TOTAL P.03

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Jayme Fenton	1761 Lincoln Rd Las Vegas, NV	Jayme Fenton
2	CHRISTOPHER WILSON	1751 LINCOLN RD Las Vegas, NV 89115	Christopher Wilson
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Anna Williams	7451 O'Bannon Dr. Las Vegas, NV	[redacted]
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Brenda Jacobson	2100 Alberti Las Vegas, NV 89117	Brenda Jacobson
2	Kirk Jacobson	2100 Alberti Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Gaylynn Hales	7510 Curlands Cove Las Vegas, NV 89117	Gaylynn Hales
2	Robert Hales	7510 Curlands Cove Las Vegas, NV 89117	Robert Hales
3		Las Vegas, NV	
4		Las Vegas, NV	

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Las Vegas, NV 89101

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Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MICHAEL K. STEIGER	1708 VERMIEL DR Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	PASQUALE FEBBRARO	11161 SHADOW NOOK CT Las Vegas, NV 89144	P Febbraro
2	CATHLEEN FEBBRARO	11161 SHADOW NOOK CT Las Vegas, NV 89144	Cathleen M Febbraro
3	CONCETTA FEBBRARO	1313 EVERYWOOD CT #B Las Vegas, NV 89117	Concetta Febbraro
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Gregory L. Clow	1640 S. Valadez St Las Vegas, NV 89117	Gregory L Clow
2	Cheistal M. Clow	1640 S. Valadez St Las Vegas, NV 89117	Christal M Clow
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	GREGORY L. CLOW	Las Vegas, NV	Gregory L Clow
2	Cheistal M. Clow	Las Vegas, NV	Christal M Clow
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	ALAN POTTS	8417 VIBRANT DR Las Vegas, NV 89117	
2	JOSEPHINE POTTS	8417 VIBRANT DR Las Vegas, NV 89117	J. Potts
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	LINDA TAYLOR	1513 WINSLOW ST Las Vegas, NV 89117	Linda Taylor
2	MARCEL TAYLOR	1513 WINSLOW ST Las Vegas, NV 89117	Marcel Taylor
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Don Gilbreth	8061 O'Bannon Las Vegas, NV 89117	Don Gilbreth
2	Karen Gilbreth	8061 O'Bannon Las Vegas, NV 89117	Karen Gilbreth
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Glen Long	7404 Del Ave Las Vegas, NV 89117	Glen Long
2	Carol Long	7404 Del Ave Las Vegas, NV 89117	Carol Long
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JODY KARP	1450 TENAYA WAY Las Vegas, NV 89117	
2	AL KARP	1450 TENAYA. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00706

FAXED 11-13-03

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Peggy Bennett	1717 Broadmeadows Las Vegas, NV 89117	
2	Barbara Aspen	5[illegible] Las Vegas, NV [illegible]	
3	[illegible]	10535 Sandhaven Ct. Las Vegas, NV	
4	[illegible]	[illegible] Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Justin Fiocco	1870 Sky Shale Circle Las Vegas, NV 89117	Justin Fiocco
2	Anthony Fiocco	Las Vegas, NV	Anthony J. Fiocco
3	Betty Fiocco	Las Vegas, NV	Betty Fiocco
4	LISA FIOCCO	Las Vegas, NV	Lisa Fiocco

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	VINCENT NALBONE, MD	1600 Cityview Court Las Vegas, NV	Vincent Nalbone MD
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Marvin Rubin	1701 River Birch Las Vegas, NV 89117	Marvin Rubin
2	Kellie C. Rubin	1701 Riverbirch St Las Vegas, NV 89117	Kellie C. Rubin
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	RICHARD ROSEN	1521 WINDHAVEN CT Las Vegas, NV 89117	
2	SONIA ROSEN	1521 WINDHAVEN CT Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Michael + Nilda Chan	7805 Wasatch Maple Ave Las Vegas, NV 89117	Nilda Chan
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Mitchell Hampp	2010 Lisa Lane Las Vegas, NV 89117	Mitchell Hampp
2	Carol Hampp	2010 Lisa Lane Las Vegas, NV 89117	Carol Hampp
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
702-385-7268

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Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	IRVIN W MALONEY	1632 MARBELLA RIDGE CT Las Vegas, NV	
2		1632 Marbella Ridge Ct. Las Vegas, NV	Madelyn Maloney
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	TERRY UNRUH	7412 OAK GROVE AVE. Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	ELLIS GLATT	1300 CASTLE WALL ST. Las Vegas, NV 89117	Ellis Glatt
2	MYRA J. GLATT	1300 CASTLE WALL ST Las Vegas, NV 89117	Myra J. Glatt
3		Las Vegas, NV	
4		Las Vegas, NV	

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	KEVIN COLAN JR	1301 Crystal Mtn. Dr. Las Vegas, NV 89117	
2	SUSAN COLAN	1301 CRYSTAL MTN. Las Vegas, NV 89117	
3	KEVIN P. COLAN	1301 Crystal Mtn Las Vegas, NV 89117	
4		Las Vegas, NV	

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6. 2003

To: Planning & Development
- Graig Galati, Chairman
- Richard Truesdell, Vice Chairman
- Todd Nigro,
- Leo Davenport
- Laura McSwain
- Byron Goynes
- Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

Name (Print)	Name Signature	Address
1. JUDITH B BAILEY	Judith B Bailey	2031 ALEXA BREANNE CT LV NV 89117
2. J PARKER BAILEY	J Parker Bailey	2021 ALEXA BREANNE CT LV NV 89117
3.		
4.		
5.		

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garetto 243 9516. 1500 Ten Palms Ct.

It is very important you contact all of the City Council including the Mayor.
Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.
Fax each Councilman individually at 382-3045.

You can also call your Councilwoman Janet Moncrief or her liaison Tracy Hurless at 702 229-1772 or fax 702 382-8558.

Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport 735-2252, Craig Galati 263-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro 247-1920 and Steven Evans 486-2879.
Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	**November 20, 2003**
ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	James FRWK	1300 Casa Del Rey Las Vegas, NV 89117	James Frwk
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS S. OLIN	2231 DIAMOND CAR DR. Las Vegas, NV 89117	
2	PATRICIA A MORELLI	2231 DIAMOND CAR DRIVE Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lynn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	**November 20, 2003**
ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	Rita Hart	Las Vegas, NV	
2	Benjamin Hart	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DONALD CONWAY	228-6775 Las Vegas, NV	Donald Conway
2	BETTEMAE CONWAY	228 6775 Las Vegas, NV	Bettemae Conway
3		Las Vegas, NV	
4		Las Vegas, NV	

NOV 13 03 03:17p Donald & Conway 702 822 0978 p.1

Sent by Facsimile:
562-6993 (Lynn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Rita Hart	Las Vegas, NV	
2	Benjamin Hart	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00723

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	**November 20, 2003**
ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	DONALD CONWAY	Las Vegas, NV	Donald Conway
2	BETTEHAE Conway	Las Vegas, NV	Bettemae Conway
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00724

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Donald M. Zeiter	APN# 163-04-404-004 Las Vegas, NV	
2	Miroslava Zeiter	APN# 163-04-404-004 Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Third Zeiter Family LP	APN# 163-04-404-005 Las Vegas, NV	
2	Donald A. Zeiter GP	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00726

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Ronald M Jordan	8421 Hickman Falls Ave Las Vegas, NV 89117	Ronald M. Jordan
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 **(Lyn Maloney - to verify count)**

385-7268 **(Planning Department Staff)**

To: Las Vegas City Planning Commissioners
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Kathleen R. Foglia	2000 LORO Ct Las Vegas, NV 89117	Kathleen R Foglia
2	CARMINE J FOGLIA	2000 LORO Ct Las Vegas, NV 89117	Carmine Foglia
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DOROTHY PANSEK	PO Box 34060 Las Vegas, NV 89133	Dorothy Pansek
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	RICHARD STINE	8213 SHOWELL AVE Las Vegas, NV 89117	Richard Stine
2	DORIS STINE	8213 SHOWELL AVE Las Vegas, NV 89117	Doris Stine
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Emma E. Young	2001 Diamond Brook Ct. Las Vegas, NV	Emma E. Young
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Melody Hamilton	1900 Fox Canyon Circle Las Vegas, NV 89117	
2	Robert C. Hamilton	1900 Fox Canyon Cir Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Amy Pollock	1513 Quail Point Ct Las Vegas, NV 89117	Amy Pollock
2	William Pollock	1513 Quail Point Ct Las Vegas, NV 89117	William Pollock
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Suzanne D.J. Gamby	Las Vegas, NV	Suzanne D.J. Gamby
2	John M. Gamby Jr.	Las Vegas, NV	John M. Gamby Jr.
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Cynthia Yurek	8328 Eddy Stone Ave Las Vegas, NV 89117	Cynthia Yurek
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to **GPA-2993** and the associated zoning change of **ZON-3176** and the **SDR-3177**, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	TOM CARLSON	8209 SHOWELL AV Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Robert B. Marcum	2101 Alexa Arcange Ct Las Vegas, NV 89117	Robert B Marcum
2	Laurel Marcum	2101 Alexa Arcange Ct Las Vegas, NV 89117	Laurel Marcum
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard A. Fry	2110 Lore court Las Vegas, NV 89117	Richard A. Fry
2	Gloria J. Fry	2110 Lore court Las Vegas, NV 89117	Gloria J. Fry
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	LANA MILLER	8209 BEIGHT DR Las Vegas, NV 89117	
2	WM T. MILLER	8209 BEIGHT DR. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	STEVE DEVORE	1713 DIAMOND OAKS Las Vegas, NV 89117	
2	JEAN DEVORE	1713 DIAMOND OAKS Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Val Thornton	2030 S. Tenaya Way Las Vegas, NV 89117	Val Thornton
2	Cheryl Thornton	2030 S. Tenaya Way Las Vegas, NV 89117	Cheryl Thornton
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Phyllis Strain	2075 S. Tenaya Way Las Vegas, NV	Phyllis J. Strain
2	Earl Strain	2075 S. Tenaya Way Las Vegas, NV	Earl S Strain
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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731 South Fourth Street
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JONATHAN HARRIS-DEANS	Las Vegas, NV	
2	Jennifer HarrisDeans	Las Vegas, NV	Jennifer Deans
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Roy Polage	7240 West Oakey Las Vegas, NV	Roy Polage
2	Ann Polage	7240 West Oakey Las Vegas, NV 89117	Ann Polage
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Barry Goettsch	8149 O'Bannon Dr Las Vegas, NV 89117	
2	Greg Morrow	8149 Bannon Dr Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Nancy A. Emmons	Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Kerri McKee	1508 Silver Oak St Las Vegas, NV 89117	Kerri McKee
2	Mark McKee	1508 Silver Oak St Las Vegas, NV	Mark McKee
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Eric J. Holmes	8424 Viceroy Lane Las Vegas, NV 89117	
2	Brenda Holmes	8424 Viceroy Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	E. P. Lee	Las Vegas, NV	
2	D. Y. Lee	Las Vegas, NV	Dorothy Y. Lee
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Wm. & Kathy Madigan	1504 Ten Palms Ct. Las Vegas, NV 89117	Kathleen Madigan
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CHRIS L. COBB	1508 TEN PEAKS CT. Las Vegas, NV 89117	
2	JAN COBB	1508 TEN PEAKS CT Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	[illegible] Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
702-385-7268

To: Las Vegas City Planning Commissioners
Attention: Bob Glaser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	PAUL E. TURNER	8005 GOTHIC AVE Las Vegas, NV	Paul E Turner
2	Fay M. Turner	8005 Gothic Ave Las Vegas, NV	Fay M Turner
3	JANICE GIRARD	8004 GOTHIC AVE Las Vegas, NV	Janice Girard
4	EMILE GIRARD	8004 GOTHIC AVE Las Vegas, NV	Emile L Girard

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	BRADLEY RICCARDI	1400 CASA DEL REY CT Las Vegas, NV 89117	Bradley Riccardi
2	Deanna Riccardi	1400 Casa Del Rey CT Las Vegas, NV 89117	Deanna Riccardi
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Catherine F. Wiegand	8572 Soneto Ln Las Vegas, NV 89117	Catherine F. Wiegand
2	Cheryl Murone	7809 Foothill Ave Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Jose A. Sandoval	Las Vegas, NV	
2	Ruby Sandoval	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00756

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	FRANCIS C. McCORMACK	1621 FAIRGATE CRT Las Vegas, NV	
2	PHYLLIS M. McCORMACK	1621 FAIRGATE CRT. Las Vegas, NV	
3	ERIN E. McCORMACK	1621 FAIRGATE CRT. Las Vegas, NV	
4	COLIN C. McCORMACK	1621 FAIRGATE CRT. Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Michael R. Vincent	1109 Plantation ct Las Vegas, NV	Michael R Vincent
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Michael R. Vincent	1105 Plantation Ct Las Vegas, NV	Michael R Vincent
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DOLORES DEKKO	Las Vegas, NV	Dolores Dekko
2	Stanton Dekko	Las Vegas, NV	Stanton Dekko
3	PatriceDekko	Las Vegas, NV	Patrice Dekko
4	ALLanDekko	Las Vegas, NV	Allan Dekko

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	ANNA JAGGER	Las Vegas, NV	Anna Jagger
2	TOM BONANNE	Las Vegas, NV	T Bonanne
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS FOSELLI	2113 DIAMOND PEAK COURT Las Vegas, NV 89117	Thomas Foselli
2	JACQUELYN FOSELLI	2113 DIAMOND PEAK COURT Las Vegas, NV 89117	Jacquelyn Foselli
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Les Martin	1891 Kay Lynn Ct. Las Vegas, NV 89114	Les Martin
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Cecilia A. Davis Page	2313 Pacific Creek St Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	David Bergstrom	1910 Columbia Crest Las Vegas, NV 89117	
2	Paula Bergsteom	1920 Columbia Crest Las Vegas, NV 89117	
3	Valerie Jorgenson	2211 S. Tenaya Way Las Vegas, NV 89117	
4	Michelle Amil	1860 Columbia Crest Las Vegas, NV 89117	

Sent by Facsimile
562-6993 **(Lyn Maloney - to verify count)**
385-7268 **(Planning Department Staff)**

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MARY N. VASQUEZ	Las Vegas, NV	Mary N. Vasquez
2	RAYMOND VASQUEZ	Las Vegas, NV	Raymond Vasquez
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	RAYMOND EICHHOLZ	1420 BAMBER DR. Las Vegas, NV 89117	
2	Mary Jane Eichholz	1420 Bamber Dr Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JODY KARP	1450 TENAYA WAY Las Vegas, NV 89117	
2	AL KARP	1450 TENAYA. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00768

08/24/2003 05:31 702-889-4474 AL&JODY KARP PAGE 01

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385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Arrah C. Curry	1640 Oval Cir Las Vegas, NV 89117	
2	Marlene Curry	1640 Oval Cir Las Vegas, NV 89117	Marlene J. Curry
3	William T Gavin	1620 Oval CR. Las Vegas, NV 89117	
4	M Janeen Gavin	1620 Oval Cr Las Vegas, NV 89117	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	LILIA SIOSON	7450 DEL REY Las Vegas, NV	Lilia Sioson
2	PHILLIP WALSH	7450 DEL REY Las Vegas, NV	Phillip Walsh
3	Helen Johnson	7450 DEL REY Las Vegas, NV	Helen Johnson
4	Ethel Shuck	7450 DEL REY Las Vegas, NV	Ethel Shuck

Sent by Facsimile
562-6993 (Lyn . .aloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard R. Briggs	1901 Newport Bay Las Vegas, NV 89117	R R Briggs
2	Lizbeth B Briggs	1901 Newport Bay Las Vegas, NV	Lizbeth B Briggs
3		Las Vegas, NV	
4		Las Vegas, NV	

TOTAL P.01

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Alexia Crowley	1801 Langley Estates Dr. Las Vegas, NV	Alexia Crowley
2	Michael Crowley	1801 Langley Estates Dr. Las Vegas, NV	M. Crowley
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DAVE MOODY	1401 SILVER OAKS ST Las Vegas, NV 89117	Dave Moody
2	Marion Moody	1401 Silver Oaks St. Las Vegas, NV 89117	Marion Moody
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
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To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	G. LEE BROOKSHIRE	1960 Remsen Ct Las Vegas, NV 89117	
2	Janel M. Brookshire	1960 Remsen Ct Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Glaser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MARTIN Doyne	1890 Pago Ct Las Vegas, NV 89117	
2	JOAN L Doyne	1890 Pago Ct Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Bill Suiter	2269 Casa Bella Ct Las Vegas, NV 89117	B Suiter
2	Phyllis G. Suiter	2269 Casa Bella Ct Las Vegas, NV 89117	Phyllis G. Suiter
3	Matt Suiter	2269 Casa Bella Ct Las Vegas, NV 89117	Matt
4	Phyllis Adell Suiter	2269 Casa Bella Ct Las Vegas, NV 89117	Phyllis Adell Suiter

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Jamece Barcelon	2270 S. Pioneer Way Las Vegas, NV 89117	
2	Sidney J. Barcelon	2270 S. Pioneer Wy Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00777

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Naomi Sloan	2124 Diamond Brook Las Vegas, NV 89117	N Sloan
2	Art Sloan	2124 Diamond Brook Las Vegas, NV 89117	Art Sloan
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MAY LYN ST. PETER	7416 OAK GROVE AVE. Las Vegas, NV	May Lyn St. Peter
2	RICHARD C. ST. PETER	7416 OAK GROVE AVE Las Vegas, NV 89117	Richard C. St. Peter
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Steve Blehm	Las Vegas, NV	Steve Blehm
2	Star Blehm	Las Vegas, NV	Star Blehm
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JOSEPH GIATTINO	1420 DANIEL DR Las Vegas, NV 89117	
2	FRANCES GIATTINO	1420 DANIEL DR Las Vegas, NV 89117	Frances Giattino
3	MANIE GIATTINO	1420 DANIEL DR Las Vegas, NV 89117	Manie Giattino 1420 Daniel Dr. Las Vegas, NV 89117
4	JOSEPH J. GIATTINO JR.	1420 DANIEL DR Las Vegas, NV 89117	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Pamella N Christiansen	8528 Quail Brook Ave Las Vegas, NV 89117	Pamella N. Christiansen
2	Norman R Christiansen	8528 Quail Brook Ave Las Vegas, NV 89117	Norman R Christiansen
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	David Knowlton	1616 Marbella Ridge Las Vegas, NV 89117	
2	Ellen B Knowlton	1616 Marbella Ridge Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Saul Varela	1930 Dolfonica Las Vegas, NV 89117	
2	Karina Varela	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard L. Montecalvo	8500 Capella Rico Las Vegas, NV 89117	Richard L Montecalvo
2	Patricia M. Montecalvo	8500 Capella Rico Ave. Las Vegas, NV 89117	Patricia M. Montecalvo
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO: I strongly oppose this!

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard Russell my	2221 S. Trobar Way Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00786

P.1

NOV 10 2003 6:42PM HP LASERJET 3200

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JONATHAN REED	1745 BELCASTRO ST Las Vegas, NV	
2	LAURIE REED	1745 BELCASTRO ST Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Fred S. McConnell	2279 Casa Bella Court Las Vegas, NV 89117	Fred S. McConnell
2	Sandra McConnell	2279 Casa Bella Court Las Vegas, NV 89117	Sandra McConnell
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	HANNA SWEIS	2161 S. LISA Ln. Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Vicki DeLGrasso	1700 River Birch St Las Vegas, NV 89117	Vicki DeLGrasso
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Arrah C. Curry	1640 Oval cir Las Vegas, NV 89117	
2	Marlene Curry	1640 Oval Cir Las Vegas, NV 89117	Marlene J Curry
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-3993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Sherron Kulwin	1512 Winslow Las Vegas, NV 89117	S Kulwin
2	DARRYL KULWIN	1512 WINSLOW ST Las Vegas, NV 89117	Darryl Kulwin
3		Las Vegas, NV	
4		Las Vegas, NV	

TEL NO. Mar 20,'30 8:26 P.01

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Craig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2593 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Print)	Name Signature	Address
1.	Jill Archer	Jill M. Archer	8513 Montego Valley 89.
2.	Michelle Bailey	Michelle Bailey	11613 Estrella St L.V. NV. 89141
3.			
4.			
5.			

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garetto 243 9516, 1500 Ten Palms Ct.

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October 6, 2003

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Leo Davenport
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	Name (Print)	Name Signature	Address
1.	Ronald Hrebenyak	Ronald G. Hrebenyak	1716 Diamond Oaks Ct LV.
	Kenneth F Furtado	Kenneth Furtado	1712 Diamond Oak Ct LV.
2.	DAVID A. DEL PADRE	David A. Del Padre	1708 DIAMOND OAKS CT. LV
3.	Dill Lozano		1704 Diamond Oaks Ct LV
	Joan Coyne		1605 Diamond Oaks Ct L.V.
4.	CELIDA NORO	Celida Noro	1701 DIAMOND Ct L.V.
	Jeanne Gyane	Jeanne Gyane	1717 Diamond gate ct LV
5.	Sean DeVere	Sean DeVere	1713 DIAMOND OAK CT LV

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	Name (Print)	Name Signature	Address
1.	John Napoleon		112 Clifton Heights Dr. - 89145
	Dina Ricci		8301 W. Charleston Blvd 89117-4625
2.	M.C.		1321 Mimosa Del Rey Ct 89117
3.	Faith		PO Box 37038 LV NV 89137
4.	Camille Dianna Camille Dianna		1708 River Birch St LV NV 89117
5.	Steve Chin		8000 Del Rey Ave LV. 89117

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Name (Print)	Name Signature	Address
1. BONNIE POWELL	Bonnie Powell	8508 Montana Valley 89117
2. Leslie Muhleck	Leslie Muhleck	8801 W. Charleston 89117
3. [illegible]	[illegible]	8905 DOGHARDT DRIVE
4. [illegible]	[illegible]	1136 PLANTATION COURT
5. Janet Beach	Janet Beach	1313 DS Emerywood Ct 89119

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	Name (Print)	Name Signature	Address
1.	JOAN VOLZ	Joan Volz	8428 Del Rey Ave.
	SANDY VAUGHAN / Brad Vaughan		3632 Shangolden St.
2.	Russ McMorran	Russ McMorran	1625 Grazing dr. Las Vegas
	MELINDA HARRISON	Melinda Harrison	441 ELYSIAN PALMS CT
3.	[illegible]	[illegible]	1920 S. Miller
4.	Colleen Maya	Colleen Maya	7849 Mt. Whitney Cir
	Eve Gracida	Eve Gracida	8012 Fastway
5.	Berta Holmes	Berta Holmes	1100 S. Buffalo Las Vegas

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	Name (Print)	Name Signature	Address
1.	[illegible]	[illegible]	[illegible]
2.	[illegible]	[illegible]	7020 El Paige NV
3.	WILMA BERGER	Wilma Berger	7951 W. Charleston Lot
4.	Barbara Smith	Barbara Smith	7951 W Charleston #E
5.	Kelli Huntsman	Kelli Huntsman	1301 Misty Moat St.

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	Name (Print)	Name Signature	Address
1.	MARY SULLIVAN - BRYAN	Mary S. Bryan	7817 WASATCH MAPLE
2.	Greg Bryan		7817 Wasatch Maple
3.			
4.			
5.			

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Name (Print)	Name Signature	Address
1. Shirley P Collins	Shirley Collins	2000 Alpa Breeze Ct - 89117
2.		
3.		
4.		
5.		

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Name (Print)	Name Signature	Address
1. DOMINIC J SANSALONE		1720 CHARLES LAN CT
2.		
3. PATRICIA J. SANSALONE		1720 CHARLES LAN CT
4.		
5.		

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	Name (Print)	Name Signature	Address
1.	Stanley M. Kirson (MD)		1705 Lime Birch St (702-228-4940)
	D. Arnette Kirson		Las Vegas, NV 89117
2.			
3.			
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5.			

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	Name (Print)	Name Signature	Address
1.	Vicki Del Corso		1700 River Birch Street
	Cecile Del Duca		Las Vegas, NV 89117
2.	Dominic Del Corso		
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Name (Print)	Name Signature	Address
1. MARY PARDUEK	MP	2130 ALEXA BREANNE CT., LV NV 89117-1955
2.		
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1.	PAUL DEMATTIA	Paul DeMattia	1940 SKI SLOPE CIR.
	CHRIS COLSON		1930 SKI SLOPE CIRC.
2.	Shannon Phillips	Shannon Phillips	1930 Ski Slope Circle
3.			
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	Name (Print)	Name Signature	Address
1.	Gary Menaker	Gary Menaker	2111 Alberti Ct
2.			
3.			
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You can also call your Councilwoman Janet Moncrief or her liaison Tracy Hurless at 702 229-1772 or fax 702 382-8558.

Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport 735-2252, Craig Galati 263-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro 247-1920 and Steven Evans 486-2879.
Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Graig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

Name (Print)	Name Signature	Address
1. CAROL HEFFRON	Carol Heffron	2105 S. Buffalo Dr.
2. FRANCISCAN	[illegible]	2124 Diamond Creek
3. ART SLOAN	[illegible]	2124 Diamond Creek
4. Rick Brand	Rick Brand	9421 Canon Vista
5. Barb Brand-Grone	[illegible]	9421 Canon Vista

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garetto 243 9516. 1500 Ten Palms Ct.

It is very important you contact all of the City Council including the Mayor.
Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.
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Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

CLV00808

OCT 18 03 08:20a Bomberd 1-702-869-9650 P.1

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Graig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
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Steven Evans

To: City of Las Vegas, Nevada
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Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Print)	Name Signature	Address
1.	Tim Pham	Tim Pham	1516 marbella ridge lasvegas
2.	Mary Pham	Mary Pham	1516 marbella Ridge Ct Las Vegas, NV 89117
3.			
4.			
5.			

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
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October 6, 2003

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To: City of Las Vegas, Nevada
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Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

Name (Print)	Name Signature	Address
1. John R Gibson	John R Gibson	7409 Doe Ave LV 89117
2. Marianne Gibson	Marianne Gibson	7409 Doe Ave LV 89117
3. [illegible]	[illegible]	1401 Marbella Ridge Ct.
4. Mark Adair	Mark Adair	1401 Marbella Ridge Ct.
5.		

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Fax or mail back to one of the following:
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PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6. 2003

To: Planning & Development
Graig Galati, Chairman
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Todd Nigro,
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To: City of Las Vegas, Nevada
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Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

Name (Print)	Name Signature	Address
1. SUSAN SAVALA		1913 ELIMINATOR DR. 89146
2. Silvia Lopez		1911 ELIMINATOR DR 89146
3.		
4.		
5.		

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
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Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
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Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Print)	Name Signature	Address
1.	TYLER BUTLER		7800 Foothill Ash 89117
2.	DALE GAERTNER		7800 FOOTHILL ASH AVE 89117
3.			
4.			
5.			

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
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The Neighborhood Alliance

p.1
OCT 23 03 02:58p

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Graig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
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Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

Name (Print)	Name Signature	Address
1.		
2.		
3.		
4.		
5.		

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Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

TO: LYN MALONEY
FROM: MOLLY HAMRICK

Las Vegas City Planning Commissioners
731 South Forth Street
Las Vegas, Nv. 89101

Dear Planning Commissioners:

Please record into the written record of the November 20th 2003 Planning Commission Meeting my opposition to GPA 2993, the building of a Social Security Office complex on the northeast corner of Buffalo and Del Ray.

The Neighborhood should remain strictly residential. The requested change is not consistent with the MASTER PLAN REVISION of November 1998 which converted this area from RE (Residential Estates) to DR (Desert Rural).

PLEASE COUNT AND RECORD MY OPPOSITION(S) TO: GPA 2993. Thank you.

	PRINT NAME	ADDRESS	SIGNATURE
1	Molly Hamrick	Coldwell Banker 8290 W. Sahara #200	
2			
3			
4			
5			
6			
7			
8			

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Craig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
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Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

Name (Print)	Name Signature	Address
1. PETE LEKIS	Peter Lekis	1605 RIVER BIRCH ST. LV. 89117
2.		
3.		
4.		
5.		

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
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To: City of Las Vegas, Nevada
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Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Print)	Name Signature	Address
1.	JUSTIN J. FIOCCO	Justin J. Fiocco	1870 SKI SLOPE CIRCLE LAS VEGAS NEV. 89117
2.	LISA A. FIOCCO	Lisa A. Fiocco	1870 SKI SLOPE CIRCLE LAS VEGAS, NV 89117
3.	BETTY B. FIOCCO	Betty B. Fiocco	1870 SKI SLOPE CIRCLE Las Vegas, Nevada 89117
4.			
5.	ANTHONY L. FIOCCO	Anthony L. Fiocco	1870 SKI SLOPE CIRCLE LAS VEGAS NV 89117

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Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
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October 6. 2003

To: Planning & Development
Graig Galati, Chairman
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Todd Nigro,
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To: City of Las Vegas. Nevada
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Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

Name (Print)	Name Signature	Address
1. Melissa Ogaki	Melissa Ogaki	1871 Ski Slope Cir. Las Vegas, NV 89117
2. Alan L. Ogaki	Alan L Ogaki	1871 Ski Slope Cir Las Vegas NV 89117
3. Alina Preciado	Alina Preciado	1871 Ski Slope Cir Las Vegas NV 89117
4.		
5.		

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Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garetto 243 9516. 1500 Ten Palms Ct.

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Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to **GPA-2993** and the associated zoning change of **ZON-3176** and the **SDR-3177**, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The **Master Plan Revision of November 1998** converted this area from **RE** (Residential Estate to **DR** (Desert Rural). The proposed change is inconsistent with the **Master Plan Revision** and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.02, Section B.5)*. The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	EDWIN OSTROW	2844 CARMEL RIDGE - Las Vegas, NV 89	
2	JOAN OSTROW	2844 CARMEL RIDGE - Las Vegas, NV 89	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS J. CRANLE	7432 SILVER MANE AVENUE Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00819

NOV-12-2003 04:15PM FROM-Global Entertainment Group, Inc. +0017029333500 T-637 P.001/001 F-877

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to **GPA-2993** and the associated zoning change of **ZON-3176** and the **SDR-3177**, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MARK ZOBRIST	Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	TERRY ONO	1462 DANIELLE Ct. Las Vegas, NV 89117	Terry Ono
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS J. CRANLEY	7432 SILVER PALM AVENUE Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00822

NOV-12-2003 04:15PM FROM-Global Entertainment Group, Inc. +0017029333500 T-637 P.001/001 F-876

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Peter John Talabis	2217 Paseo Ct. Las Vegas, NV 89117	
2	Hannelore Talabis	2217 Paseo Ct. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Hilliard W. Green MD	1870 BLACKWATER CT Las Vegas, NV 89117	Hilliard W. Green, MD
2	Mary O. Green	1870 BLACKWATER CT Las Vegas, NV 89117	Mary O. Green
3		Las Vegas, NV	
4		Las Vegas, NV	

TOTAL P.01

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	WALTER JAGODZINSKI	2000 S TENAYA WAY Las Vegas, NV 89117	Walter Jagodzinski
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

P.1 FROM 11-13-2003 9:16AM

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Nina Walker	2300 Pacific Brook Las Vegas, NV 89117	Nina O. Walker
2	Robert Walker	2300 Pacific Brook Las Vegas, NV 89117	Robert Walker
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DR. WM. J. GARNER	Las Vegas, NV	Dr. Wm. J. Garner
2	Martha B. Garner	Las Vegas, NV	(Martha B. Garner)
3	Dorothy M. Quinn	Las Vegas, NV	Dorothy M. Quinn
4		Las Vegas, NV	

TOTAL P.01

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

		PRINT NAME	ADDRESS	SIGNATURE
*	1	GARY NELSON	9030 W. SAHARA #138 Las Vegas, NV 89117	
*	2	JUDI M. NELSON	9030 W. SAHARA # 138 Las Vegas, NV 89117	
	3		Las Vegas, NV	
	4		Las Vegas, NV	

* RESIDENCE IS 7900 ROCKWIND CT.

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	PETE LEXIS	Las Vegas, NV	Pete Lexis
2	PETE LEXIS	Las Vegas, NV	Pete Lexis
3	PETE LEXIS	Las Vegas, NV	Pete Lexis
4	PETE LEXIS	Las Vegas, NV	Pete Lexis

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MARK CRAVEN	2121 S. CIMARRON RD Las Vegas, NV 89117	Mark R Craven
2	KATHRYN CRAVEN	2121 S. CIMARRON RD Las Vegas, NV 89117	Kathryn RJ Craven
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	SCOTT HICKS	1705 GUTHRIE DR Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Donna Stratton	2001 BOGART CT Las Vegas, NV	Donna W. Stratton
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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GPA-2993	**November 20, 2003**
ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	CONNIE BUSSE	2160 ALEXA BRENNAN Las Vegas, NV 89117	Connie Busse
2	WILLIAM BUSSE	2160 ALEXA BRENNAN Las Vegas, NV 89117	William Busse
3	LORIE GROVER	2160 ALEXA BRENNAN Las Vegas, NV 89117	Lorie Grover
4	CARL BUSSE	2160 ALEXA BRENNAN Las Vegas, NV 89117	Carl Busse

CLV00833

NOV-13-03 07:41am FROM-AIR SYSTEMS +7023622347 T-1 P-678

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562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	NANCY MORSE	Las Vegas, NV	Nancy Morse
2	ROBERT MORSE	Las Vegas, NV	Robert Morse
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Thomas P. Garetto Jorine L Garetto	1500 Tonopalins Court Las Vegas, NV 89117	Thomas P. Garetto Jorine L Garetto
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Susan Gormley	1827 Belcastro St. Las Vegas, NV	Susan Gormley
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	James W. Coleman	8001 Del Rey Ave Las Vegas, NV 89117	James W. Col
2	Maria Teresa Coleman	8001 Del Rey Ave Las Vegas, NV 89117	Maria Teresa Coleman
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	STACY L BALLIF	1401 TUMBERRY ST Las Vegas, NV 89117	Stacy L Ballif
2	SPENCER BALLIF	1401 TUMBERRY ST Las Vegas, NV 89117	Spencer Ballif
3		Las Vegas, NV	
4		Las Vegas, NV	

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Donna Hoffman-Anspach	1509 Golden Oak Las Vegas, NV 89117	Donna Hoffman-Anspach
2	Larry Anspach	1509 Golden Oak Dr Las Vegas, NV 89117	Larry Anspach
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 , (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Wendy Esther Bolick	1509 Padova Dr. Las Vegas, NV 89117	
2	Robert L. Bolick	1509 Padova Dr. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 **(Planning Department Staff)**

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DONALD NEWMAN	2280 Cara Bella Ct. Las Vegas, NV 89117	Donald Newman
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Susan Gormley	1827 Belcastro St Las Vegas, NV	Susan Gormley
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to **GPA-2993** and the associated zoning change of **ZON-3176** and the **SDR-3177**, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Shirley Collins	Las Vegas, NV	Shirley Collins
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Glaser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Kelly A. Collins	2001 Diamond Bar Dr. Las Vegas, NV 89117	Kelly A. Collins
2	Alan P. Abkin	2001 Diamond Bar Dr. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	William F. Terry	1900 Casa De Elegante Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

562-6993 (Lyn M[illegible]oney - to verify count)
385-7268 (Plann[illegible]g Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	James Rogers	7541 Crystal Forest Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DOUGLAS MILLER	7429 DEE AVE Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	ALAN POTTS	8417 VIBRANT DR Las Vegas, NV 89117	
2	JOSEPHINE POTTS	8417 VIBRANT DR Las Vegas, NV 89117	J. Potts
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	**November 20, 2003**
ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	Brian K Berman	1340 Marina Del Rey Ct Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00849

NOV 12 03 10:10a Brian K Berman 7025826430 P.1

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Charles Macy	7521 Crystal Forest Dr. Las Vegas, NV	Charles Macy
2	MELINDA MACY	7521 CRYSTAL FOREST DR. Las Vegas, NV	Melinda Macy
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	James D. Spaka	7420 Silver Palm Las Vegas, NV 89117	James D. Spaka
2	James D. Spaka	7420 Silver Palm Las Vegas, NV 89117	James D. Spaka
3	James D Spaka	7420 Silver Palm Las Vegas, NV 89117	James D. Spaka
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

Lyn — Thank you for taking this on! I will send a check to Russ. I am selling my home but am hoping the neighborhood will stay some. Suzanne Villa 2010 L.

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Suzanne Villareale	2010 LORO CT Las Vegas, NV 89117	Suzanne Villareale
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Malon ey - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Plar ning Commissioners
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731 South Fourth Street
Las Vegas, NV 89101

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Michael P. Hickey	7424 OAK GROVE Las Vegas, NV	Michael P. Hickey
2	Joan Hickey	7424 OAK GROVE Las Vegas, NV	Joan A. Hickey
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Ronald Fairs	2210 Diamond Bar Las Vegas, NV 89117	Ronald Fairs
2	Teresa Fairs	2210 Diamond Bar Las Vegas, NV 89117	Teresa Fairs
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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Las Vegas, NV 89101

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Lorna Hetzel	Las Vegas, NV	
2	Cynthia Hetzel	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard A. Fry	2110 LORE COURT Las Vegas, NV 89117	Richard A. Fry
2	Gloria J. Fry	2110 LORE COURT Las Vegas, NV 89117	Gloria J. Fry
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	WAYNE T. TSUMA	8500 MONTAGO VALLEY AVE Las Vegas, NV	Wayne T Tsuma
2	CATHERINE L. TSUMA	8500 MONTAGO VALLEY AVE Las Vegas, NV 89117	Catherine L. Tsuma
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	TREVOR NOGUEIRA	1871 S. VALDEZ Las Vegas, NV 89117	T Nogueira
2	LAVINIA NOGUEIRA	1871 S. VALDEZ Las Vegas, NV 89117	L A Nogueira
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	BRIAN BURGOYNE	1901 Blackwater Court Las Vegas, NV	Brian Burgoyne
2	VELINDA BURGOYNE	1901 Blackwater Court Las Vegas, NV	Velinda Burgoyne
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00859

Nov 11 03 11:04p Brian Burgoyne 702-242-5840 p.1

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Charles Moore	7421 Oak Grove Ave. Las Vegas, NV, 89117	Charles M. Moore
2	Kathryn Moore	7421 Oak Grove Ave Las Vegas, NV 89117	Kathryn Moore
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	R. MARK W	2100 STRADA MIA Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MARK & CHERYL SCOTT	2030 MARIAN BAY CT. Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CATHERINE SELLS	1600 FAIRGATE CT Las Vegas, NV	Catherine A Sells
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Judy Leeper	1900 Quail Pt Ct. Las Vegas, NV 89117	Judy Leeper
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	P. VANASSCHE	2130 AMERICAS CUP CIR Las Vegas, NV	
2	R. VANASSCHE	2130 AMERICAS CUP CIR Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	FLORENCE BOLATIN	Las Vegas, NV	F. Bolatin
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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Las Vegas, NV 89101

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GPA-2993	**November 20, 2003**
ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	P. VANASSCHE	2130 AMERICAS CUP CIR. Las Vegas, NV	
2	R. VANASSCHE	2130 AMERICAS CUP CIR Las Vegas, NV	
3		Las Vegas, NV.	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	PATRICIA L. PRINCE	7428 OAK GROVE AVE Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Paul V Sylvester	1701 Guthrie Dr Las Vegas, NV 89117	Paul V. Sylvester
2	Kathryn Sylvester	1701 Guthrie Dr Las Vegas, NV 89117	Kathryn Sylvester
3		Las Vegas, NV	
4		Las Vegas, NV	

TOTAL P.01

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Fred M. Schenkel	7540 Crystal Cave Dr. Las Vegas, NV 89117	
2	Lisa G. Schenkel	7540 Crystal Cave Dr. Las Vegas, NV 89117	Lgschenkel
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Joseph F. Kleips	8504 DEL REY AV. Las Vegas, NV 89117	
2	Marit Kleips	8504 DEL REY AV Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

hp officejet d145
printer/fax/scanner/copier

Fax-History Report for
Maloney
702 562-6993
Nov 11 2003 11:13am

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

Last Transaction

Date	Time	Type	Identification	Duration	Pages	Result
Nov 11	11:12am			0:49	2	Jammed

To: Las Vegas City Planning Commissioners
Attention: Bob Glaser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101-6949

Dear Planning Commissioners:

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Shea Davidson	2020 Lord Ct Las Vegas, NV 89117	Shea Davidson
2	Steve Davidson	2020 Lord Ct Las Vegas, NV 89117	Steve Davidson
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	KENNETH D. LEY	2005 Grand Island Ct Las Vegas, NV 89117	
2	TRACY LEY	2005 Grand Island Court Las Vegas, NV 89117	Tracy Ley
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Earl Ohlson	7130 DOE AVE Las Vegas, NV 89117	Earl Ohlson
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Dorothy Gioia	8324 Vibrant Dr Las Vegas, NV 89117	Dorothy Gioia
2	Edward Gioia	8324 Vibrant Dr. Las Vegas, NV 89117	Edward Gioia
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Sue Chin	8000 Del Rey Ave. Las Vegas, NV 89117	
2	Tony Chin	8000 Del Rey Ave. Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JUDITH B BAILEY	2021 ALEXA BREAKWEG Las Vegas, NV 89117	Judith B Bailey
2	J. Parker Bailey	Las Vegas, NV	J Parker Bailey
3		Las Vegas, NV	
4		Las Vegas, NV	

PETITION TO PROTEST REZONING PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Graig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

	Name (Print)	Name Signature	Address	
1.	Alice M Kaufmann	Alice M. Kaufmann	1700 English Oak	89
2.	ROBERT E. KAUFMANN	Robert E Kaufmann	1700 ENGLISH OAK ST., LV, NV 89117	
3.	Amy C. Kaufmann	Amy C Kaufmann	1700 English Oak	8
4.				
5.				

Important Request - Please have your neighbors sign along with you.
Fax or mail back to one of the following:
Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117
Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117
Jorina Garetto 243 9516. 1500 Ten Palms Ct.

It is very important you contact all of the City Council including the Mayor.
Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.
Fax each Councilman individually at 382-3045.

You can also call your Councilwoman Janet Moncrief or her liaison Tracy Hurless at 702 229-1772 or fax 702 382-8558.

Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport 735-2252, Craig Galati 263-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro 247-1920 and Steven Evans 486-2879,
Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.
The Neighborhood Alliance

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard Cheval	8416 del Rey ave Las Vegas, NV 89117	R. Chl
2	Teresa A. Cheval	8416 del Rey ave Las Vegas, NV 89117	Teresa A. Cheval
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	HAROLD W. UECKERT	8417 Eddy Stone Ave Las Vegas, NV 89117	
2	Sharyn R. UECKERT	8417 Eddy Stone Ave Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.02, Section B.5)*. The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	D DAVID DAHL	7900 Rochelle Castle Av. Las Vegas, NV 89117	
2	EVELYN L. DAHL	7900 Rochelle Castle Av. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: **Bob Ginser, Kyle Walton**
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to **GPA-2993** and the associated zoning change of **ZON-3176** and the **SDR-3177**, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	**November 20, 2003**
ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	ALICE K. KEYES	2201 ROSANNA ST Las Vegas, NV 89117	Alice K Keyes
2	GEOFFREY KEYES	2201 ROSANNA ST Las Vegas, NV 89117	Geoffrey Keyes
3		Las Vegas, NV	
4		Las Vegas, NV	

TOTAL P.01

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	FRANK TSOU	2187 S. VALADEZ ST. Las Vegas, NV	
2	HELEN DU	2187 S. VALADEZ ST. Las Vegas, NV	
3	JULIE LIU	2187 S. VALADEZ ST Las Vegas, NV	
4	EMILY TSOU	2187 S. VALADEZ Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Bernadette M. Mashas	8004 Del Rey Avenue Las Vegas, NV 89117	Bernadette M. Mashas
2	Earl K. Fisk	8004 Del Rey Ave Las Vegas, NV 89117	Earl K. Fisk
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Marilyn B. Glovinsky	1913 Crystal Glen Ct Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Goesel Anson	2001 Alexa Breeze Las Vegas, NV 89117	
2	John Anson	2001 Alexa Breeze Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Peter John Talabis	2217 Paseo Ct. Las Vegas, NV 89117	
2	Hannelore Talabis	2217 Paseo Ct. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

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562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Thomas Molloni	8524 Montago Valley Ave Las Vegas, NV 89117-9022	
2	Diana Molloni	8524 Montago Valley Ave Las Vegas, NV 89117-9022	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	SCOT G BURGESS	1871 JASMINE JOY CT Las Vegas, NV 89117	
2	TAMI L BURGESS	1871 JASMINE JOY CT Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Michael Gaughan Jr.	Las Vegas, NV	
2	Sally S. Gaughan	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CHRIS Phillips	2240 Jamaica Ct Las Vegas, NV 89117	
2	KIMBERLY A. PHILLIPS	2240 Jamaica Ct Las Vegas, NV 89117	Kimberly A. Phillips
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	**November 20, 2003**
ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	JoLin Zobrist	Las Vegas, NV	
2	Gerry Zobrist	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
362-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
	Kirstin Naylor	1701 Cuno Ct Las Vegas, NV 89117	K Naylor
	KARL FIKES	1701 CUNO CT Las Vegas, NV 89117	
		Las Vegas, NV	
		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

		PRINT NAME	ADDRESS	SIGNATURE
*	1	GARY NELSON	9030 W. SAHARA #139 Las Vegas, NV 89117	
*	2	JUDI M. NELSON	9030 W. SAHARA # 139 Las Vegas, NV 89117	
	3		Las Vegas, NV	
	4		Las Vegas, NV	

* RESIDENCE IS 7900 ROCKWIND CT.

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JEAN M. GREEN	1760 Belcastro St Las Vegas, NV 89117	Jean M. Green
2	William W. Green	1760 Belcastro St. Las Vegas, NV 89117	William W. Green
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Laura Seibert	Las Vegas, NV	Laura Seibert
2	Dolores Brown	Las Vegas, NV	Dolores Brown
3	William Lunt	1666 Red Rock St Las Vegas, NV 89146	William Lunt
4	Jim SchHinick	6333 Vista Verde Las Vegas, NV	J. Schinick

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Gaser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JOE DE LA RAZ	Las Vegas, NV	Joe de la Raz
2	Maria Brollini	Las Vegas, NV	Maria Brollini
3	Mark Ciotto	5437 Del Rey Ave Las Vegas, NV 89146	Mark Ciotto
4	Martha Murray	Las Vegas, NV	Martha Murray

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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Attention: Bob Glaser, Kyle Walton
731 South Fourth Street
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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Kristin Mack	1595 Redrock Las Vegas, NV 89146	
2	Sybil Richards	1605 Red Rock Las Vegas, NV 89146	
3	Mike Foley	6304 Vista Verde Las Vegas, NV 89146	
4	Sherri Foley	6304 Vista Verde Las Vegas, NV 89146	

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562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Jose M. Moreno	5109 Verdinal Dr Las Vegas, NV	
2	Andrew Reitz	1912 Blue Jay Ct Las Vegas, NV	
3	Dario Tonosi	5706 Obannons Dr Las Vegas, NV	
4	JON SASSE	6809 Adobe Ct. Las Vegas, NV	

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385-7268 (Planning Department Staff)

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The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.02, Section B.5)*. The proposed development is (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Gundula Tabora	6601 O'Bannon Dr. Las Vegas, NV 89146	
2	Lisa Framhart	5711 O'Bannon Dr. Las Vegas, NV 89146	
3	Denise Reitz	1912 Bluejay Ct. Las Vegas, NV 89146	
4	Hickman Jeffrey	6213 Vista Verde Las Vegas, NV 89146	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Giveser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible] LARSON	2004 SPRING VIEW DR Las Vegas, NV 89146	
2	Linda Medina	1912 Shenandoah Dr Las Vegas, NV 89146	
3	Cynthia Jones	Las Vegas, NV	
4	Connie Kling	Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
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Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Dana Deley	6656 Colbert Ln Las Vegas, NV 89149	Dana F. Deley
2	Judy DuBois	2047 Westwinds Las Vegas, NV	Judy DuBois
3	John DuBois	" Las Vegas, NV	John M. DuBois
4	SHERRY PICKER	1901 VERDINAL DR Las Vegas, NV	Sherry Picker

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Gaser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Jeannette Cooper	6701 Vista Verde Ave. Las Vegas, NV 89146	J Cooper
2	Robert E. Daigle	6509 O'Bannon Dr Las Vegas, NV 89146	Robert E Daigle
3	Gina Carbone	6159 W. Oakey Blvd Las Vegas, NV 89146	Gina Carbone
4	Gilbert Medina	1912 Eliminator Dr Las Vegas, NV 89146	Gilbert Medina

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BARTSAS REALTY INC.

TELEPHONES:
Office: (702) 735-6377
Fax: (702) 735-6378

LAS VEGAS, NEVADA 89104

FAX COVER SHEET

TO: Las Vegas City Planning Attention: Bob Ginser, Kyle Walton 731 S. 4th St.)	From: MARY BARTSAS
RE: Buffalo Ave. Master Plan Revision	Date: 11/13/03
FAX: 385-7268	Phone:

Total pages, including this page: 2

MESSAGE: Mr. Bob Ginser:

I approve the Master Plan Revision from R-E or R-1 to be changed to C-1 Commercial on Buffalo - on all of Buffalo Avenue - since it is a major section line as well as all half section and section lines on Buffalo to be zoned for commercial use - on your November 20, 2003 Planning Commission meeting.

Thanks, kindly.

Mary Bartsas

	GPA-2993	November 20, 2003
	ZON-3176	November 20, 2003
MB/kb	SDR-3177	November 20, 2003

NOTE: The information contained in this facsimile transmission is intended to be sent only to the stated recipient of the transmission. If the reader of this message is not the intended recipient or the intended recipient's agent, you are hereby notified that any dissemination, distribution or copying of the information contained in this facsimile transmission is prohibited, you are further asked to notify us of the error as soon as possible at the above telephone number and return the facsimile documents to us immediately by mail at the address shown above. Thank you for your cooperation.

CLV00905

TO: Councilwoman Moncrief

CITIZEN'S CONCERNS – "Hot Topics"

of City Council Meeting: 12/17/03		Subject: Social Security Building		Agenda Item #:		
DATE	NAME	ADDRESS	PHONE	APPROVE		
				Y	N	WARD
11/21/03	Vanna Williams	7451 Obannon	363-9745		X	1
12/10/03	Rebecca Robinson	7340 O'Bannon Drive	341-7248		X	1
12/10/03	Robin S. Galloway	7025 El Parque	630-0752		X	1
12/10/03	Ann Caddick	2271 Pioneer Way	360-6612		X	1
12/10/03	Dr. Karen Dottie	1930 Casa De Eldora	242-2001		X	1
12/10/03	Dr. John Dottie	1930 Casa De Eldora	242-2001		X	1
12/10/03	Celicia Dottie	1930 Casa De Eldora	242-2001		X	1
12/10/03	Harold Olson				X	1
12/10/03	Mark Carr	1590 S. Tenaya	804-5525		X	1
12/10/03	Cleta Thompson	1710 So. Buffalo	304-9160		X	1
12/10/03	Howard Thompson	1710 So. Buffalo	304-9160		X	1
12/10/03	Carol Sullivan	Del Castro & Oakey			X	1
12/10/03	Keith McKenzie	Lives on Tenaya	363-6835		X	1
12/10/03	Jean Fisher	7531 Curland Cove Drive	308-5550		X	1
12/12/03	Mr. Del Padre				X	1

CERTIFIED AS A TRUE COPY
Deputy Doreen L. Arauz
CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04 (11)

Submitted after City Council FF 150 12/17/03

CLV00906

TO: Councilwoman Moncrief

CITIZEN'S CONCERNS – "Hot Topics"

Date of City Council Meeting: 12/17/03		Subject: Social Security Building		Agenda Item #: GPA 2993		
DATE	NAME	ADDRESS	PHONE	APPROVE		
				Y	N	WARD
12/12/03	Christine & HowardNeedham	2220 Diamond Bar	228-8807		X	1
12/12/03	Van Ash		869-9094		X	1
12/12/03	Carol Drummey		247-4043		X	1
12/12/03	Pamela Somerhaze		227-8385		X	1
12/12/03	Rich Montecarvo	8500 Capello Rico Avenue	240-9205		X	1
12/12/03	Sherry Winer	8504 Capella Rico Avenue	242-8197		X	1
12/12/03	Linda Johnson	7100 Doe Avnue	341-7265		X	1
12/15/03	Patricia	8500 Capello Rico			X	1
12/15/03	Brenda Howie		363-6675		X	1
12/15/03			203-0035		X	1
12/15/03	Tom Ragsdale	Lives on Montesaurie	804-9496		X	1
12/15/03	Michelle Bailey		360-6046		X	1
12/15/03	Dan Tary		220-6112		X	1
12/15/03	Mr. Blaque	Lives off El Parque	228-0204		X	1
12/16/03	Bud Shank	7026 W. Charleston Blvd.	363-5955		X	1
12/16/03	Joan Tiberi	7026 W. Charleston Blvd.	363-5955		X	1
12/16/03	David Endman	2289 Casa Bella		X		1
12/16/03	Carol Forselli	2113 Diamond Peak	243-5525		X	1
12/16/03	Sue Watson	Diamond Peak	233-9880		X	1
12/16/03	Marian Hoss		838-9840		X	1

CLV00907

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item # GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
9/17/03	Vicki Del Grosso	1700 River Birch St	256-1470		X	
9/28/03	John W Arlidge	1620 Charles Lam Ct			X	
9/28/03	Sandra M Arlidge	1620 Charles Lam Ct			X	
9/29/03	David R. Knowlton	1616 Marbella Ridge Ct			X	
10/6/03	Dominic J Sansalone	1720 Charles Lam Ct			X	
	Patricia J Sansalone	1720 Charles Lam CT			X	
10/6/03	Gary Lamph	2101 Marina Bay Crt			X	
10/6/03	Nedra Hoogland	7195 Del Rey Ave			X	
10/6/03	Ira Potter	1475 Montessouri			X	
10/6/03	James Cebe	7165 Del Rey Ave			X	
10/6/03	Anthony Potter	1475 Montessouri			X	
10/6/03	Leora B Potter	1475 Montessouri			X	
10/6/03	Sandra Potter	1475 Montessouri			X	
10/6/03	Jill Grimmesey	4024 Highland Castle Ct.			X	
10/6/03	Mike Grimmesey	4024 Highland Castle Ct.			X	
10/6/03	Jodi Dickerson	9801 Moon Valley Place			X	
10/6/03	Joan Tiberi	2121 S Buffalo Dr			X	
10/6/03	Wes Tiberi	2121 S Buffalo Dr			X	
10/6/03	Daneil L Perlstein	2424 Central Butto Ave			X	

CLV00908

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item # GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
12/3/03	Donna Haffman-Ansach	1509 Golden Oak 89117			X	
12/3/03	Larry Anspach	1509 Golden Oak			X	
12/9	Lynn Becker	1604 Silver Oaks			X	
12/9	Melba Becker				X	
12/9	Jeanette Friedman	8624 Tutleist			X	
12/9	Debra Johnson	1823 B elcastro			X	
12/9	Celina Dimarzio	8912 W Hapoli			X	
12/9	Mary Ann Kraman				X	
12/9	Betty Monteiro	8909 Robinson Ridge			X	
12/9	Douglas Miller	7429 Doe Ave			X	
12/9	Bill Dunvan		364-5852		X	
12/9	Mrs. Felevy		243-4170		X	
12/9	Mr. & Mrs Ear l Strain		873-1319		X	
12/9	Sally Kennard		256-0302		X	
12/9	Janelle Brookshire				X	
12/9	Nancy Cavabeache		281-2111 228-2988		X	
12/9	Debbie Wallace		363-1093		X	
12/9	Jim Marsh		363-1947		X	
12/9	Chandler		363 536		X	
12/9	Mrs. Slade	1775 Montesure				
12/9	Cindy Levin		363 7486			

CLV00909

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item # GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
12/9/	Kim Phillips	2240 Jamaica Court	280 7844		X	
12/9	Chris Phillips	2240 Jamaica Court	341 9155/280 7844		X	
12/9	N/A		869 5503		X	
12/9	Susi Gormley		363 7083		X	
12/9	(3)		595 7200		X	
12/9	Cathy Moore		384 5424		X	
12/9	Michelle McDonald	1831 Rimson Crt	363 5036		X	
12/9	Alan Cote	7025 El Parque	242 5454		X	
12/9	Gloria Berger	2270 Montessauir	304 0661		X	
12/9	Howard Rogers	1891 Gimson Crt	255 0121		X	
12/9	Ann Caddick	2271 S Pioneer Way	360 6612		X	
12/9	Dr Karen Dottie	1930 Casa De Eledora	242 2001		X	
12/9	John Dottie	1930 Casa De Eledora	242 2001		X	
12/9	Celilia Dottie	1930 Casa De Eledora	242 2001		X	
12/9	Harold Olson				X	
12/9	Mark Carr	1590 S Tenaya	804 5525		X	
12/10	Carol Sullivan	Del Castro & Oakey			X	
12/10	Keith McKenzie	Oakey& Charleston on Tenaya	363 6835		X	
12/10	Mrs. Janet Fisher	7531 Corlands Cove Dr	308 5550		X	
12/10	Ana Williams	7451 O'Bannon Dr	363 9745			
12/11	Wayne Cambell		228 2128			
12/11	Brent Barton	1931 Remsin Crt	810 3100			

CLV00910

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item # GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
12/11	Kyle Stephens	2231 S Monte Cristo Wy			X	
12/11	Barbara Faiss	7345 El Pargue Ave	873 2862		X	
12/11	Hocland	7191 Del Rey	242 1763		X	
12/11	Dino	2340 Montesaurie	242 5648		X	
12/11	Bob Smith		878 4232		X	
12/11	John Stanley		242 6362		X	
12/11	Helen Doster	1508 Giland Oaks	360 8667		X	
12/11	Joe America	2000 Diamond Peak	360 4960 947 7777		X	
12/11	Jennifer Shaw		838 6000		X	
12/11	Mr. Michael Caplan		968 6002		X	
12/11	Laurie Dingham	200 Diamond Bar Dr	341 0761		X	
12/11	William Dingham				X	
12/11	Marion Wagner	1500 Culter	256 5149	X		
12/11	Archobalds		363 2912		X	
12/11	N/A		889 4288		X	
12/11	Denise Barcelon	2270 S Pioneer Way	233 6059		X	
12/11	Mark Kraven	2121 S Cimarron	256 2121		X	
12/11	Katie Kraven				X	
12/11	Jo Kkylie	8101 Del Sero Crt	360 0105		X	
12/11	Ron Theft	2210 Diamond Bar	256 4339			

CLV00911

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item # GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
12/11	Dr. Jason Yaeger	8517 Montego	591 6181		X	
12/11	David Tanner	2111 Holm View Crt			X	
12/11	Kathlee Fletcher		363 9114		X	
12/11	Gary Fletcher		363 9114		X	
12/11	Paul	2211 Diamond Bar	454 8995		X	
12/11	Stacey Slade	8209 Gillette	354 2010		X	
12/11	Lynn McGuire	2141 America Cup Cr	378 5338		X	
12/11	Suzanne Gaby	1717 Diamond Bar	869 5576		X	
12/11	Charles Alherd (2)		932 4721		X	
12/12	Debra Welcher		933 2929/363 1267		X	
12/12	Rita Hart	1970 S Miller	255 6022		X	
12/12	Joyce Ellis	James Down Towers #242	258 3470		X	
12/12	Martha		341 8641		X	
12/12	William Green	1760 Bel Castro	244 7171		X	
12/12	N/A		242 8197		X	

CLV00912

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 Subject: Social Security Building Agenda Item # GPA2993

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
10/6/03	Scott Wicker	4950 Conough Ln			X	
10/6/03	Steve Lesnick	1127 Westminster			X	
10/6/03	Anita Ewadick	8208 Creation Blvd Ln			X	
10/6/03	Jerry Ewdick	8208 Creation Blvd Ln			X	
10/6/03	Sandy Smith	1216 Charmas Ln			X	
10/6/03	Jim Smith	1216 Charmas Ln			X	
10/6/03	Frieda Lesnick	1127 Westminster			X	
10/6/03	Lane Kay	8804 Lusso Ct.			X	
10/6/03	Sue Kay	8804 Lusso Ct.			X	
10/6/03	Shank Mark	3813 Gold Point St			X	
10/6/03	Irene Toolte	433 Warmside Dr			X	
10/6/03	Mr. Toolte	433 Warmside Dr			X	
10/6/03	Ken Taylor	4000 Rusty Rifle			X	
10/6/03	Chris Shank	4324 Blushed Meadows			X	
10/6/03	Jennifer Shank	4324 Blushed Meadows			X	
10/6/03	Carol Jakopec	4033 Highland Castle			X	
10/6/03	Carl Jakopec	4033 Highland Castle			X	
10/6/03	Norm Lindley	2100 Red Dawn Sky			X	
10/6/03	W. Eshank	2121 S Buffalo			X	
10/6/03	Joan Tiberi	2121 S Buffalo			X	
10/6/03	Ed White	3086 Westfield St			X	

CLV00913

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item: GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
10/06/03	Dick Case	1991 Sombero			X	
10/06/03	Betty Case	1991 Sombero			X	
10/06/03	Cathy Wicker	4950 Conough Ln			X	
10/08/03	Curland family trust	1401 ten palms ct			X	
10/08/03	Delgrosso trust	1700 river birch st			X	
10/08/03	JeffreyHhammack	8412 Del Rey			X	
10/08/03	Janice Hammack	8412 Del Rey			X	
10/08/03	Robert Mashas	1604 River Birch			X	
10/08/03	Mary Pham	1516 Marbella Ridge			X	
10/08/03	Jim & Mary Pham	2917 Majestic Hts			X	
10/08/03	Peter J & Marion J	1517 Marbella Ridge Crt			X	
10/08/03	Peter R Samerjam	1633 Marbella Ridge Crt.			X	
10/08/03	Jay B & Carolyn T Stone	1509 Ten Palms Ct			X	
10/08/03	W M Land Development	1401 Ten Palms	341 5777/521 5000		X	
10/08/03	W M Land Development c/o W Curland	3540 W Sahara #340			X	
10/08/03	Thomas & Franceen Dunn	1408 Marbella Ridge Ct.			X	

CLV00914

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item #GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
10/08/03	Gregory & K McKinley	1600 River Ranch			X	
10/08/03	Walter B Jr. & Marylin F. Stowe	1609 Marbella Ridge Ct.	243 4573		X	
10/08/03	Thomas P & Jorina L Garetto	1500 Ten Palms Ct	233 5232		X	
10/08/03	H & C Family LP	1710 S Buffalo Dr	304 9160		X	
10/08/03	Walter B Jr. & Marylin F. Stowe	1609 Marbella Ridge Ct.	243 4573		X	
10/09/03	Stanley M Kirson	1705 River Birch St	228 4740		X	
10/09/03	Justin A Carter	1641 Charles Lam Crt	367 9616 ext. 2003		X	
10/09/03	Jessica Farrel	1641 Charles Lam Crt	367 9616 ext. 2003		X	
10/09/03	Jennifer Knight	1641 Charles Lam Crt	367 9616 ext. 2003		X	
10/09/03	Karen M Paquette	1641 Charles Lam Crt	367 9616 ext. 2003		X	
10/09/03	Paul E Paquette	1641 Charles Lam Crt	367 9616 ext. 2003		X	
11/05/03	Larry Anspach	1509 Golden Oak Dr	869 5521		X	
11/05/03	Donna Anspach	1509 Golden Oak Dr	869 5521		X	
11/09/03	Keith Thomas	1561 Windhaven Cr	363 0341		X	
11/13/03	Ellis Glatt	1300 Castle Wall St			X	

CLV00915

Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 12/17/03 **Subject: Social Security Building** **Agenda Item # GPA2993**

DATE	NAME	ADDRESS	PHONE	FOR	AGAINST	WARD
10/6/03	Bill Welter	1517 Angaberry Rd			X	
10/6/03	David Deston	956 Wynn Trin Dr			X	
10/6/03	Marie Coleman	1960 Emerald Green			X	
10/08/03	John & Marianne Gibson	7409 Doe St.	363 1644		X	
10/08/03	Leo Davenport		735 7448		X	
10/08/03	Matt Lubawy	8250 Charleston St #100	242 4369		X	
10/08/03	Knowlton David R & Ellen B	1616 Marbella Ridge Ct	290 8957		X	
10/08/03	Leonard William & Amy	1700 Charles Lam CT	876 7618		X	
10/08/03	Kathleen Madigan	1504 Ten Palms Ct	636 9330		X	
11/13/03	Myra J Glatt	1300 Castle Wall St			X	
10/14/03	Anthony Fiocco		341-6474		X	
10/28/03	Mrs. Block	2111 Strada Mia Ct	228-0204		X	
11/05/03	Jo Keilly	8105 Via Del Cerro Ct	360-0105		X	
11/18/03	Wayne Karmer		259-6835		X	
11/20/03	Sherry Maybe		242-4629		X	
11/21/03	Penny Lorhr	1410 S. Tenaya	373-7776		X	
12/03/03	Karen McKinnley		240-7042		X	
12/1/03	Charles Moore	7421 Oak Groove Ave			X	
12/1/03	Kathryn Moore	7421 Oak Groove Ave			X	

EXHIBIT N

EXHIBITS IN SUPPORT

OF

GPA-2993

ZON-3176

SDR-3177

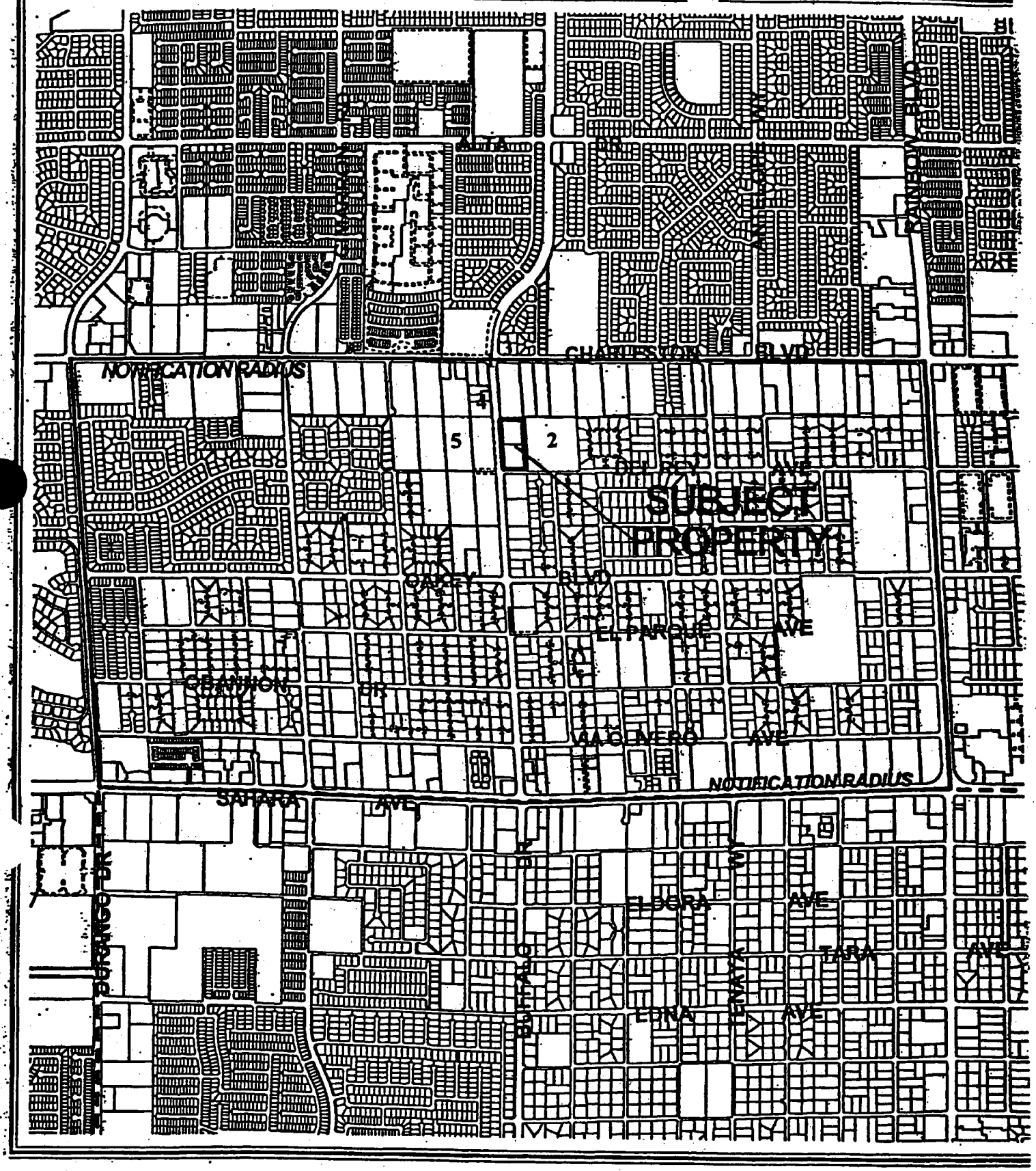
VAC-3178

CLV00916

CERTIFIED AS A TRUE COPY
Deputy Doreen L. Arauz
CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04 (127)

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Tab 4:	Photographs, Aerial and Index for Ward 3.
Tab 5:	Photographs, Aerial and Index for Ward 5.
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Tab 11:	Other Support Petitions.



CASE: ZON-3176

RADIUS: 2 MILES & SPECIAL

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

0 1000 2000 Feet

151

CLV00918

Index of Photographs Surrounding Proposed Project

1. Charleston and Buffalo

    a. Photograph Taken on Charleston looking South
    b. Photograph Taken on Charleston looking East
    c. Photograph Taken on Charleston looking Southeast
    d. Photograph Taken on Charleston looking West
    e. Photograph Taken on Charleston looking Southwest
    f. Photograph Taken on Buffalo looking Southwest
    g. Photograph Taken on Buffalo looking Northwest

2. BLM property with Radio Transmission Tower

3. Kilroy's Tavern

4. Carwash

5. All American Park

CLV00920

NOV 1 2003
Buffalo Wings
ASK US ABOUT OUR
MOVE-IN SPECIALS
SPECIALIZED
S 100

CLV00921

CLV00922

CLV00923

CLV00924

CLV00925

NOV 1 2003
CHARLESTON PLAZA
CLV00926

NOV 1 2003

CLV00927

CLV00928

Car Wash
CLV00929

CLV00930

CLV00931

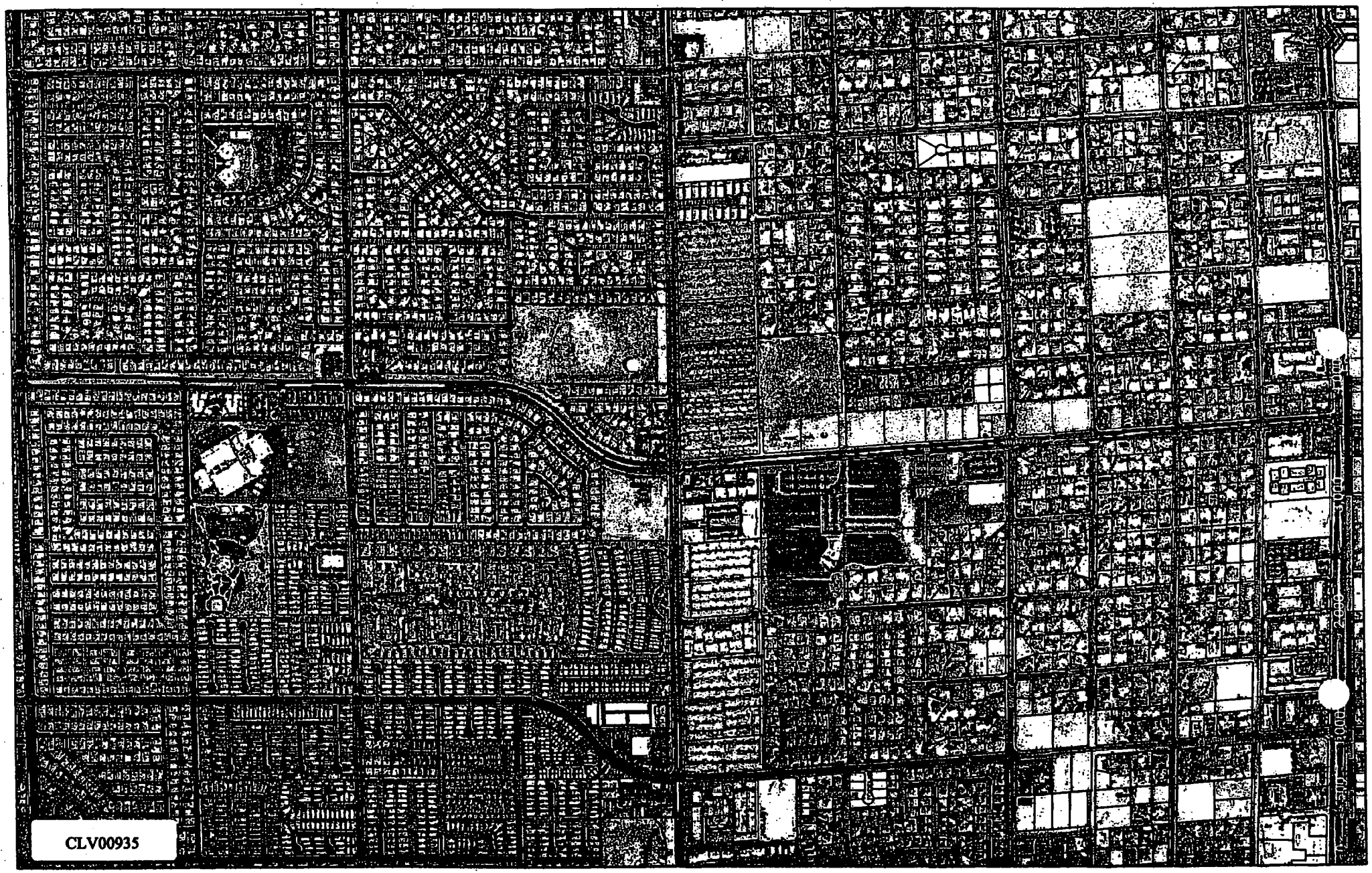


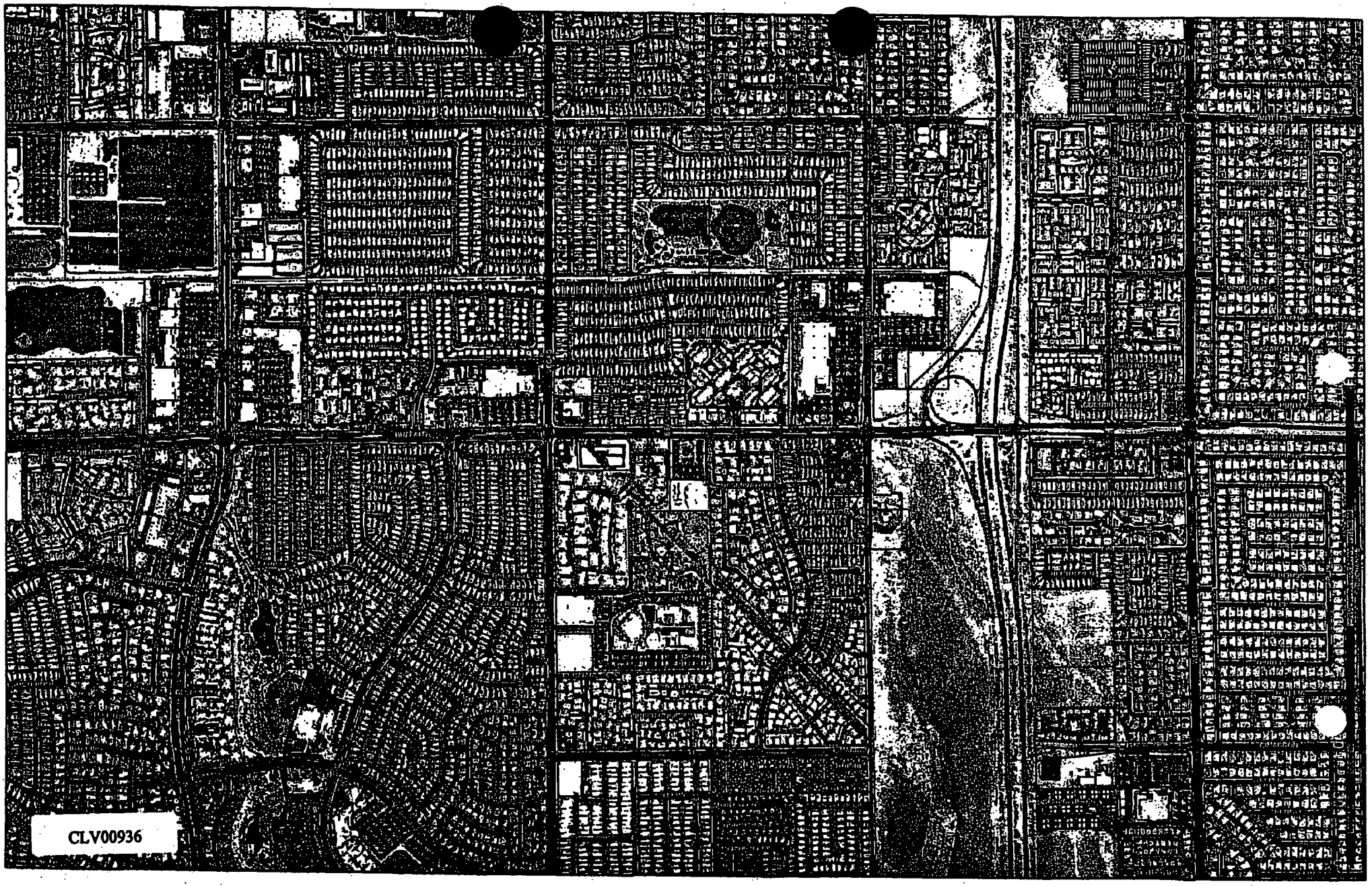
CLV00932

CLV00933

Aerial Index

Number	Name of Development	Zoning	Approximate Depth Measurements
1	Terrible Herbst Chevron	C-1	209 Feet North of Sahara
2	Sahara Buffalo Center	C-1	243 Feet North of Sahara
3	Aspen Financial Center	P-R	588 Feet North of Sahara
4	Optometrist Office	C-1	411 Feet North of Sahara
5	All American Park	C-V	2696 Feet South of Charleston
6	Charleston Buffalo Plaza	C-1	672 Feet South of Charleston
7	Buffalo Highlands	R-3	668 Feet South of Charleston
8	McDonald's	C-1	281 Feet North of Charleston
9	Mobile Gas and Convenience Store	C-1	284 Feet North of Charleston
10	LV Valley Water District Pump Station	C-1	570 Feet North of Charleston
11	7-11	C-1	148 Feet North of Charleston
12	Superior Tire/Goodyear	C-1	147 Feet North of Charleston
13	Kilroy's Tavern	C-1	259 Feet North of Charleston
14	Auto Tech Center	C-1	250 Feet South of Alta
15	Sparkles Automated Car Wash	C-1	253 Feet South of Alta
16	Buffalo Center	C-1	250 Feet North of Alta
17	Sprint Transmission Facility	C-V	647 Feet North of Alta
18	Rock Vista Apartments	R-PD14	470 Feet North of Alta
19	Westcliff Station	C-1	227 Feet North of Westcliff
20	Buffalo Square	C-1	184 Feet North of Westcliff
21	Westcliff House Commercial Center	C-1	1273 North of Westcliff
22	Canyon View Apartments	R-PD15	330 Feet North of Westcliff
23	Unnamed Office Building	C-1	330 Feet North of Washington
24	Roadrunner Bar & Grill	C-1	330 Feet North of Washington
25	7-11	C-1	227 Feet North of Washington
26	Lowe's Shopping Center	C-1	600 Feet North of Washington
27	Apartments	R-PD12	1283 Feet North of Washington
28	Copper Palms Apartments	R-PD14	1475 Feet North of Washington
29	Office Complex	0	1640 Feet North of Washington
30	Adiago Condominiums	R-PD14	970 Feet South of Vegas
31	Storage One	C-1	632 Feet South of Vegas
32	Exxon Mini Mart and Strip Mall	C-1	191 Feet South of Vegas
33	Rite-Aid	C-1	320 Feet South of Vegas
34	Office Complex (under construction)	C-1	305 Feet South of Vegas
35	Albertson's & Sav-On	C-1	1043 Feet North of Vegas
36	Pacific Legends (Multi-Family)	R-PD15	1482 Feet South of Lake Mead
37	Summerhill Plaza	C-1	623 Feet South of Lake Mead


CLV00935


CLV00936

Photographs, Aerial and Index for Rancho Corridor and Surrounding Area

1. Rancho and Alta

    a. Office on Southwest Corner (P-R)
    b. Picture of Home Sharing Boundary Wall with Office (R-A)

2. Rancho and Charleston

    a. Office Complex Under Construction Just South of Intersection (P-R)
    b. Picture of Home

3. Charleston and Shadow

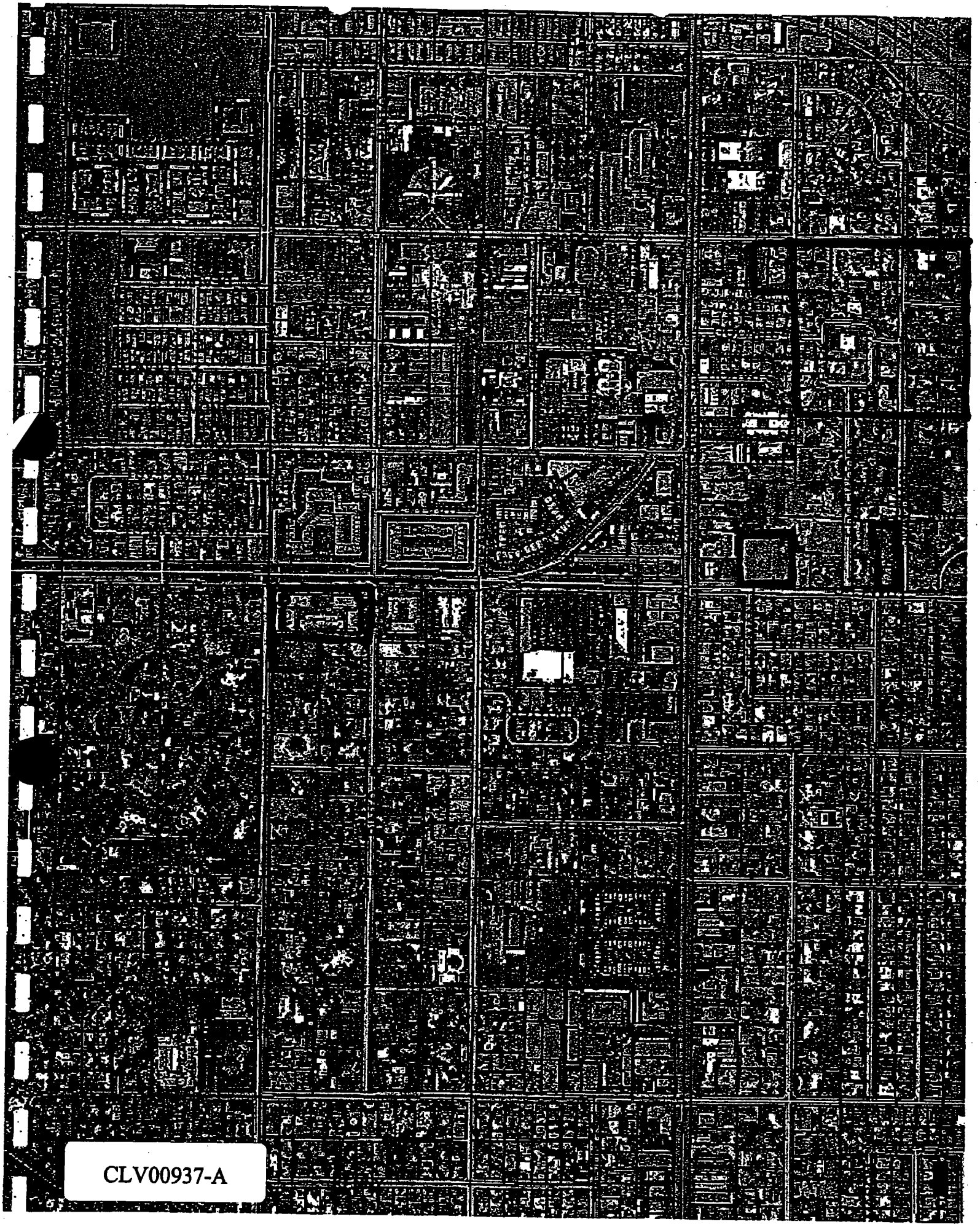
    a. Law Office on the West Side of Shadow Lane (P-R)
    b. Pictures of Homes

4. Rancho and Sahara

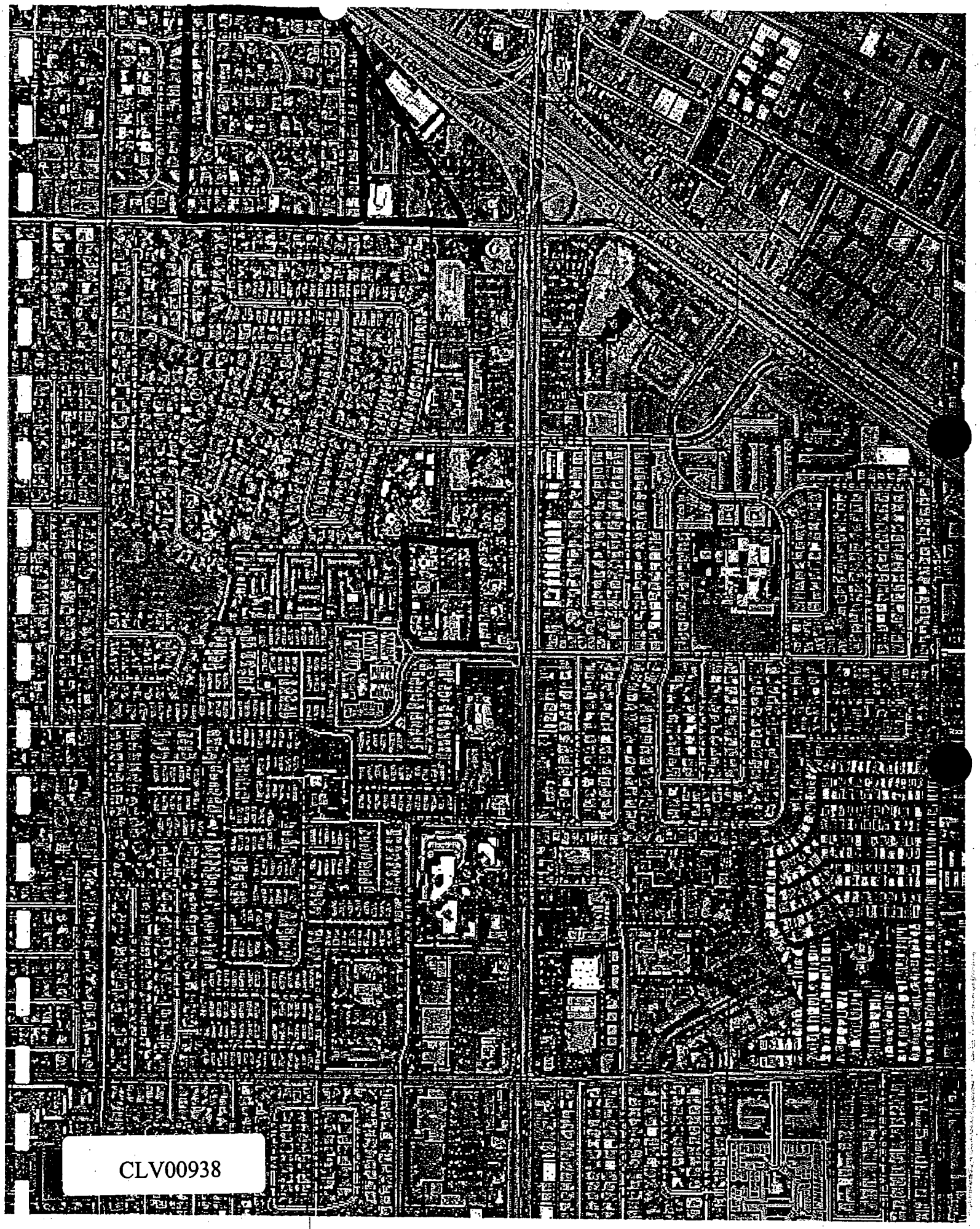
    a. Office Adjacent to Homes (C-1)
    b. Picture of Home

5. Sahara and Richfield

    a. Office Adjacent to Homes (C-1)



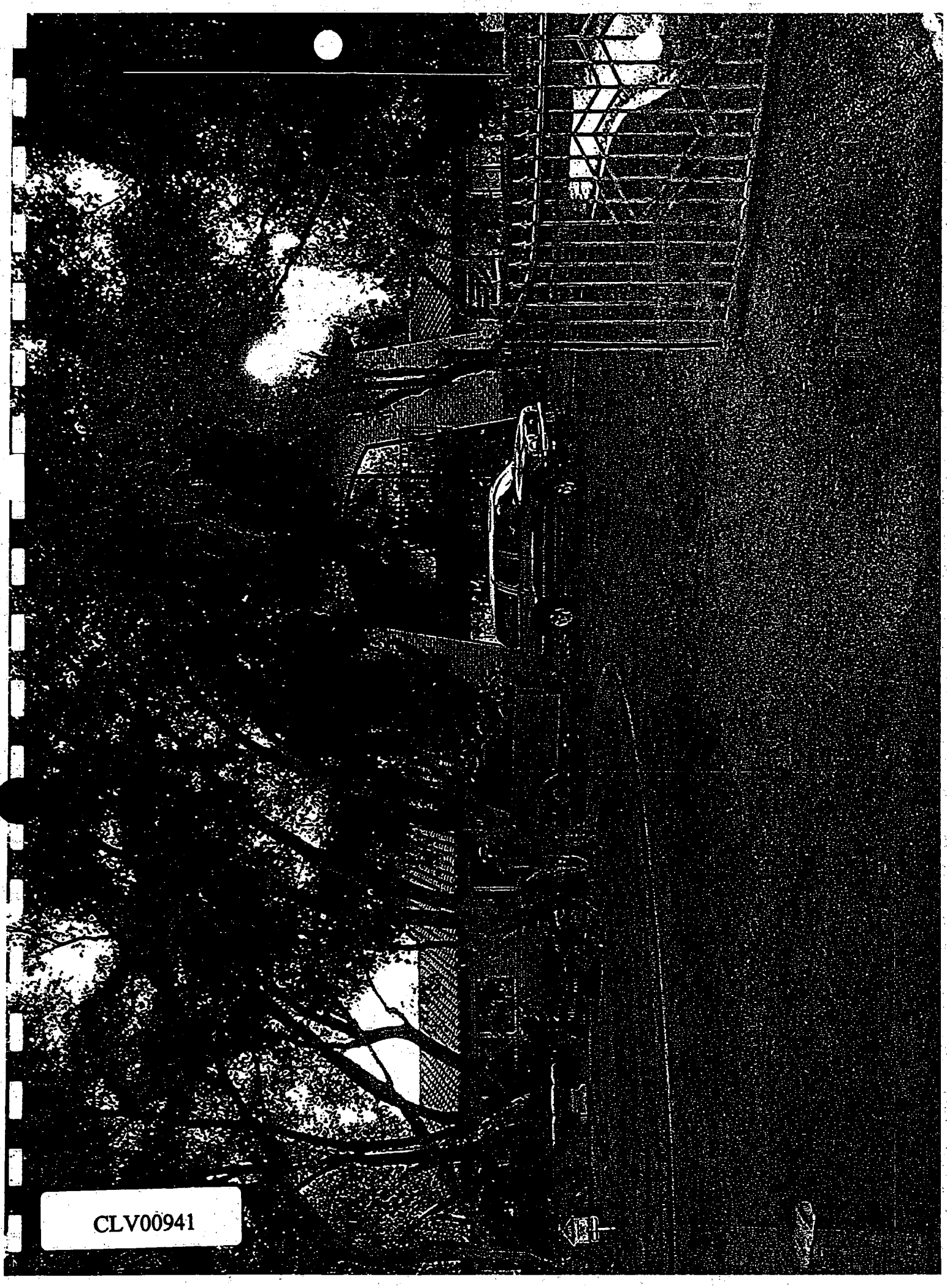
CLV00937-A



CLV00938

CLV00939

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CLV00941



CLV00942

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DEC 16 2003
CLV00949

CLV00950

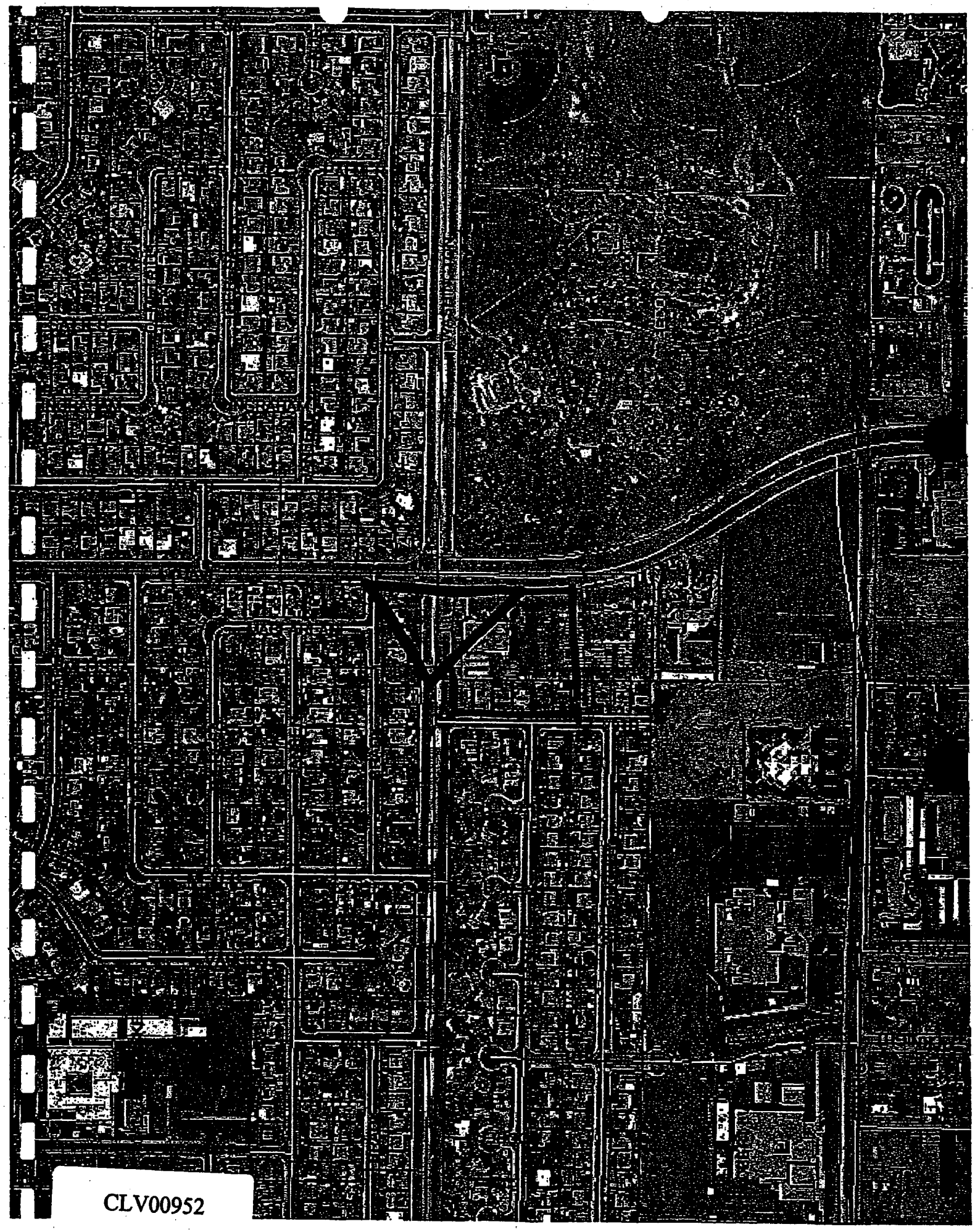
Photographs, Aerial and Index for Ward 3

1. Washington and Mojave

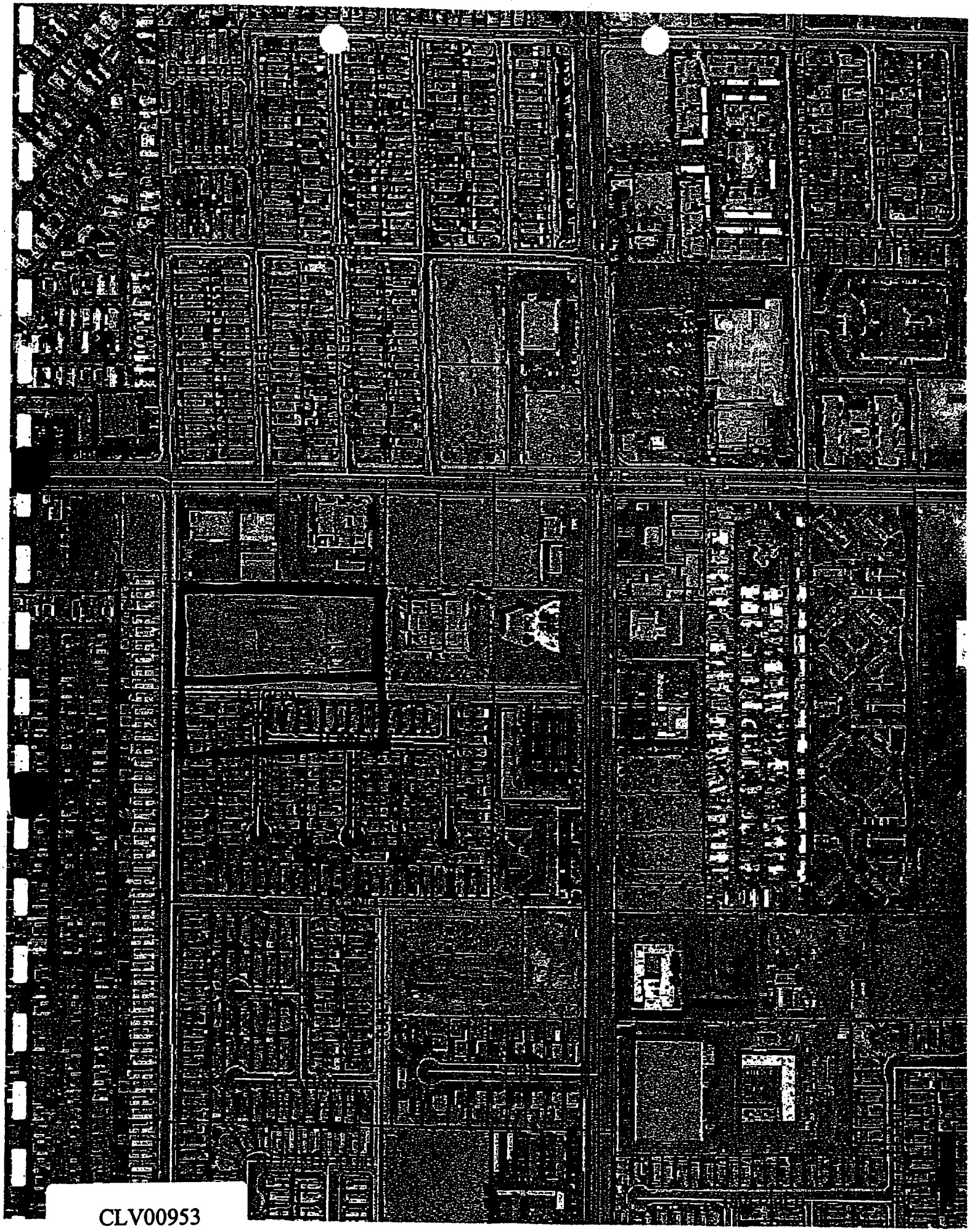
   a. Photograph Taken from Southeast Corner Looking West (C-V facing R-1)
   b. Police Substation Backing Up to Homes on the Southwest Corner (C-V)

2. Bonanza and Legion

   a. Plumber's Training Center Entire Block of Legion (C-1)
   b. Area surrounding Plumber's Training Center (R-CL & C-1)



CLV00952



CLV00953

DEC 5 2003
CLV00954

CLV00955

DEC 5 2003
CLV00956

DEC 5 2003

CLV00957

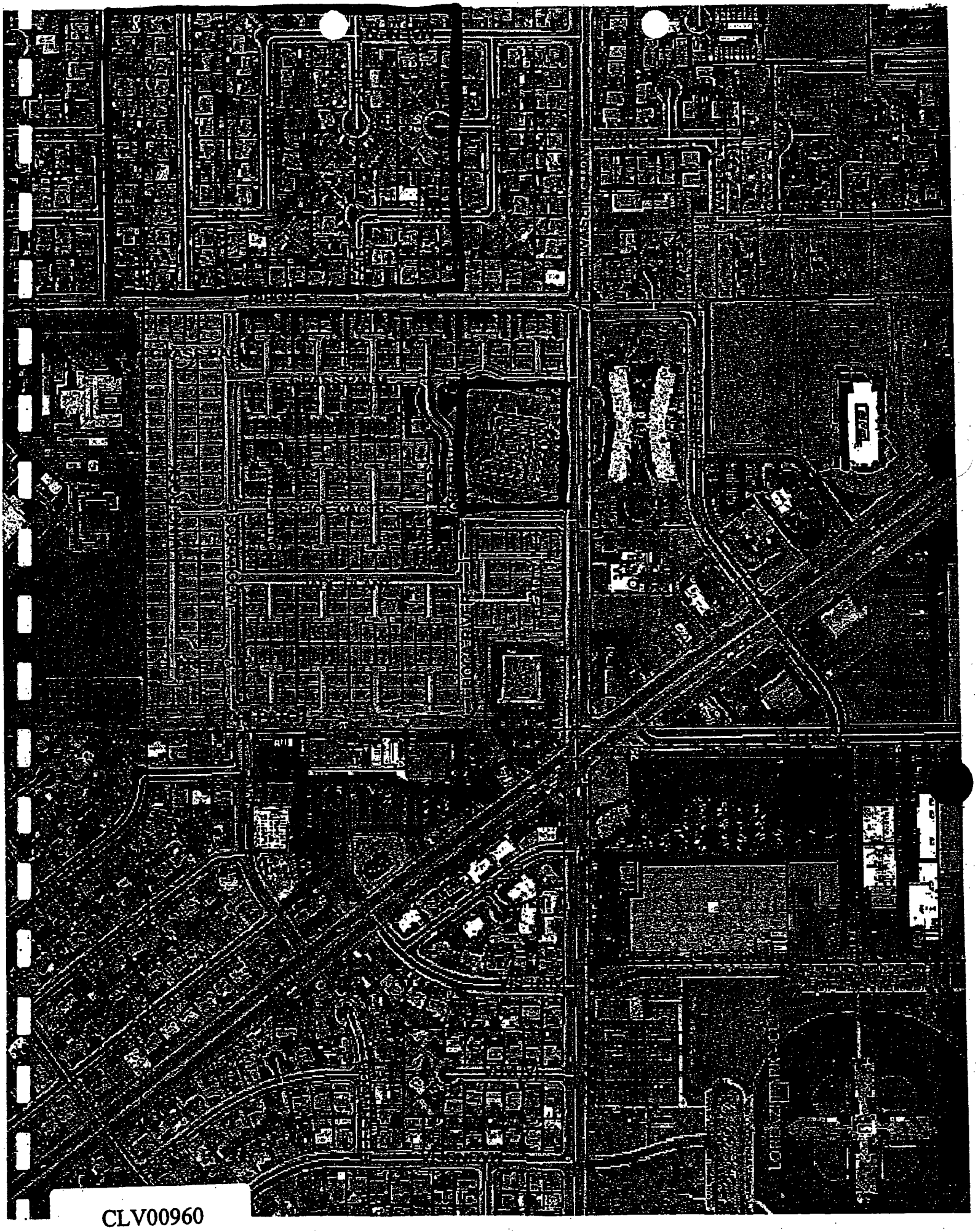
CLV00958

DEC 5 2003

Photographs, Aerial and Index for Ward 5

1. Rancho and Washington

   a. Photograph of Childcare Business Services, in between homes (C-PB)
   b. Pictures of Homes



CLV00960

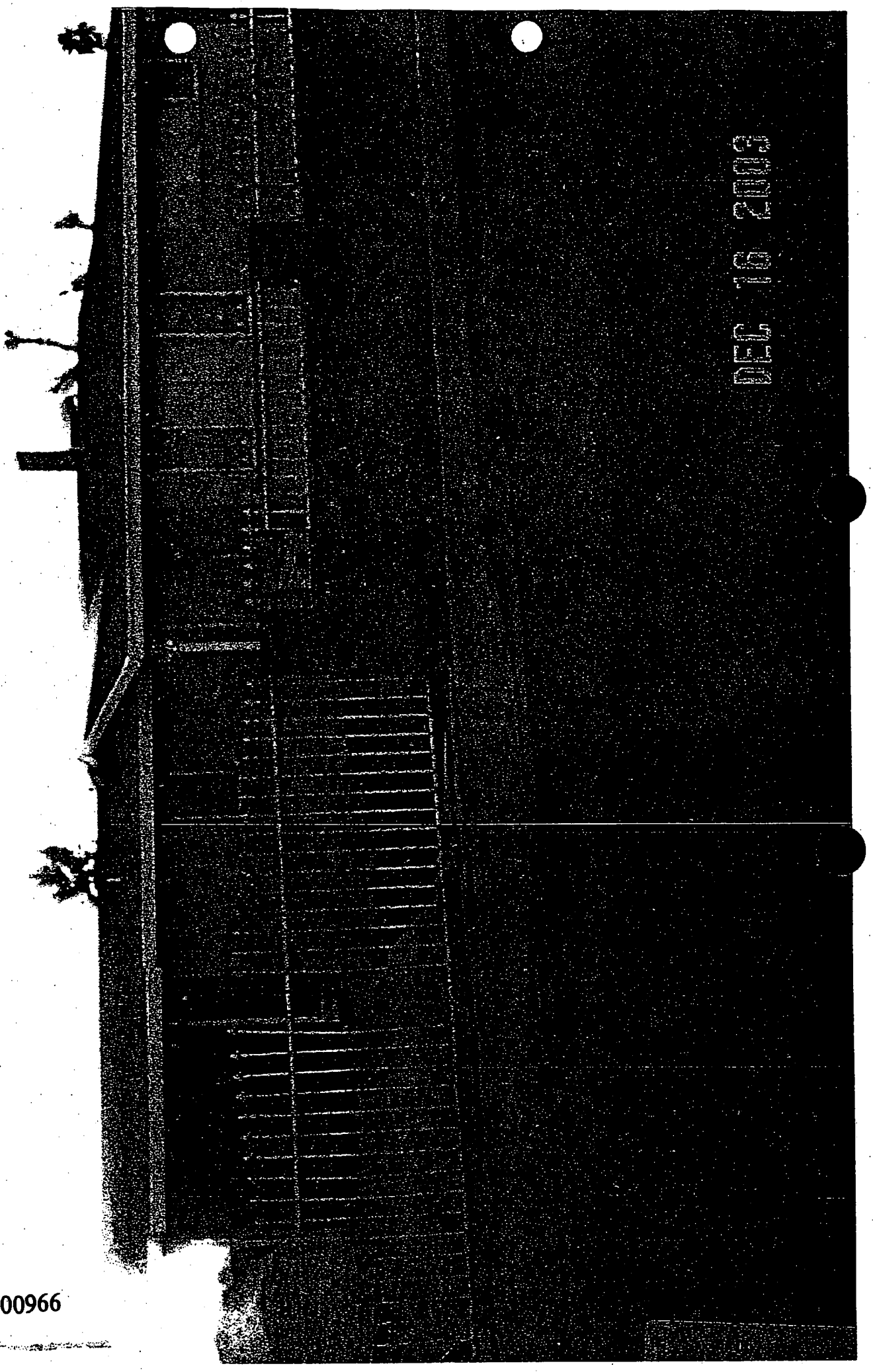
CLV00961

DEC 5 2003
CLV00962

CLV00963

CLV00964

CLV00965



CLV00966

DIFFERENCES BETWEEN
GPA-2993
and
GPA-17-01

DESCRIPTION	GPA-17-01	GPA-2993
Location of Project	Southeast corner of Buffalo & Del Rey	Northeast corner of Buffalo & Del Rey
North of Project	Vacant Land	Multi-Family (Buffalo Highlands)
South of Project	Vacant Land	Vacant Land
East of Project	Single Family Homes	Vacant BLM Land w/ 321 foot tall communication antenna
West of Project	45 acre Regional Park - under construction	45 acre Regional Park - *completed* with: lighted football fields, 2 tennis courts, 14 stadium lights, picnic areas, and parking for 568 cars (+20 handicap spaces)
Distance of Site from Charleston Boulevard	Distance from Charleston = 1,245 feet	Distance from Charleston = 670 feet
Assessor Parcel Numbers	163-03-201-001 & 002	163-03-101-002 & 003
Gross Acres	5.4 acres	4.36 Acres
Date GPA Application filed	June 12, 2001	August 26, 2003
GPA Request	From Desert Rural to Office	From Desert Rural to Office
Application Number	GPA-17-01	GPA-2993
Staff Recommendation (GPA)	Denial	Approval for Office
Planning Commission Action	Approval	Approval
City Council Action	Denied	Pending
Date Zone Change Application filed	June 12, 2001	October 6, 2003
Zone Change Request	From R-E to Office	From R-E to Office
Application Number	Z-43-01	ZON-3176
Staff Recommendation (ZON)	Denial	Approval for Office
Planning Commission Action	Approval	Approval
City Council Action	Denied	Pending
Date Site Development Plan Review Filed	June 12, 2001	October 6, 2003
Application Number	Z-43-01(1)	SDR-3177
Date of Neighborhood Meeting	N/A	October 6, 2003
Size of Building	44,000 square feet	42,500 square feet (38,600 sf for office + 3,900 sf for accessory uses)

DESCRIPTION	GPA-17-01	GPA-2993
Number of Buildings	8	1
Height of Building	18.8 feet to 21 feet (parapet) (One Story)	18 feet to 20.6 feet (parapet) (One Story)
Number of tenants	Multi-tenant	Single Tenant (except for accessory uses)
Floor Area Ratio	22%	22.36%
Hours of operation	Monday – Friday (but maybe weekends since it would be multi-tenant and private businesses)	Monday – Friday, 9:00 a.m. to 4:00 p.m. (for public) No weekends or federal holidays
Impact on Schools	None	None
Parking Required	147 Spaces (includes 5 handicap)	168
Parking Provided	248 spaces (includes 16 handicap spaces)	236 spaces (employee + visitors)
Landscaping on North Boundary	8 to 10 feet wide	8 feet wide
Landscaping on South Boundary	8 to 10 feet wide	Minimum 15 feet wide
Landscaping on East Boundary	8 to 10 feet wide	8 feet wide
Landscaping on West Boundary	15 feet wide	50 feet wide
Wall Pack Lighting	None	Yes
Height of Light Poles in Parking Lot	20 feet (shoe box)	20 feet (shoe box) pursuant to conditions of approval
Signage	One 8 foot tall monument on Buffalo in middle of driveway	One monument sign
Height of wall on east boundary	Use existing residential wall	Eight foot block wall adjacent to BLM land
Approximate Distance to Nearest Home (Building to Residential Property line)	60 feet	300 feet

EXAMPLES OF CITY CODES AND POLICIES SUPPORTING APPLICATION

MASTER PLAN OR MUNICIPAL CODE	OFFICE CATEGORY DEFINITION
Title 19 19.02.040. Purpose of Zoning Districts	O (Office District): The Office District is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district may be used as a buffer between residential and more intense retail/commercial uses. The O District is consistent with the Office category of the General Plan.
Las Vegas Master Plan 2020, Final Draft July 14, 2000	Office (O): "The Office category provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations."
Using the firm of Looney Ricks Kiss, Inc., from Princeton, N.J., and Community Planning and Research from Seattle, WA, a survey was developed to ask a total of 52 questions on various topics related to the creation of the Master Plan, one of which was: Transitions and Buffers. A data sample from 518 respondents was used as a resource when developing the Las Vegas Master Plan 2020.	More than half of respondents feel that single family homes should be buffered from apartments or commercial by townhouses, duplexes or single story offices.

Centennial Hills Sector Plan February 19, 2003	Office (O): "The Office category provides for small lot office conversions as a transition, along primary and secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations."
Centennial Hills Sector Plan: Suburban Mixed Use (SX-TC):	"Single story offices are recommended to be used as a land use buffer when adjacent to single family dwelling units."
Lone Mountain West Master Development Plan and Design Standards, June 14, 1999	**Neighborhood Commercial:** "The Neighborhood Commercial category addresses parcels of 5 acres or less and provides for the development of convenience retail shopping, services and professional offices principally serving neighborhood needs, and compatible in scale, character and intensity with adjacent residential development."
Grand Canyon Village Master Development Plan and Design Standards, December 20, 2000	**Business Park:** "The Business Park land use category allows low intensity office, flex space and limited incidental retail uses. The Business Park area is meant to provide an employment center and support uses for a portion of the City's population. Development of the site will be characterized by consistency and quality in architecture and landscaping in a "campus" type setting. Retail uses in the Business Park category shall be limited to those listed in Table 2.4 and shall total no more than eight percent of the total gross floor area of the Business Park site."
Town Center Development Standards Revised January 2, 2002	"Single story offices must be used as a land use buffer when the district is adjacent to single family detached dwelling units."

Analysis of Petitions Opposing Project

Total Signatures	Duplicate Addresses	Out of Area	No Addresses or P.O. Boxes	Total Number of Valid Protests
1195	772	77	102	244

- Duplicate Address = Staff with the City of Las Vegas Planning Department has advised us that only one signature per address is counted. This number reflects the amount of addresses that have multiple signatures at each address. For instance, if a household with a family of four each signs a petition against the project, only one protest is counted for that address. Accordingly the above-referenced analysis reflects this method.

- Out of Area = signatures on petitions outside of the following boundaries: Charleston to Sahara and Rainbow to Durango. Please note we found some addresses in Henderson and North Las Vegas.

- No Addresses or P.O. Boxes = this number reflects the number of names with no addresses or listed a P.O. Box for an address.

In summary, there are 244 valid signatures on the petition.

P_ANNING &
DEVELOPMENT

CITY OF LAS VEGAS

E :velopment
Services Center
7 S. Fourth Street
Lc Vegas, NV 89101

TTY 702-386-9108
Vc :
A_ .inistration 229-6359
Comp Planning 229-6022
C—ent Planning 229-6301
w .lasvegasnevada.gov

November 21, 2003

Mr. Irwin Molasky
Schneider Family Trust
12 Quail Run Road
Henderson, Nevada 89014

RE: ABEYANCE - RENOTIFICATION - GPA-2993 - GENERAL PLAN AMENDMENT

Dear Mr. Molasky:

Your request to amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (DESERT RURAL) TO: O (OFFICE) on 4.26 acres adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief), was considered by the Planning Commission on November 20, 2003.

The Planning Commission was unable to obtain a super majority vote therefore this item will be forwarded to the City Council with no recommendation.

This item will be considered by the City Council on ***December 17, 2003***, at TIME CERTAIN 4:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. Brad Sher
Molasky Companies
3111 South Maryland Parkway
Las Vegas, Nevada 89109

Mr. Mark Fiorentino
Kummer Kaempfer Bonner Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

M—or
O sr B. Goodman

City Council
Gary Reese
M x Pro-Tem
Lc / Brown
Lynette Boggs McDonald
Lc—ence Weekly
M ael Mack
Ja..t Moncrief

City Manager
D gias A. Selby

PLANNING &
DEVELOPMENT

CITY OF LAS VEGAS

Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

November 21, 2003

Ms. Suzanne Sanders
Mr. William L. Cummings
1400 South Valley View Boulevard, Suite #1044
Las Vegas, Nevada 89102

RE: ZON-3176 - REZONING

Dear Applicant:

Your request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief), was considered by the Planning Commission on November 20, 2003.

The Planning Commission voted to recommend *APPROVAL* of your request, subject to the following:

Planning and Development

1. Approval of a General Plan Amendment (GPA-2993) of the Southwest Sector Land Use Plan to change the Land Use Designation from: DR (Desert Rural) to O (Office) by the City Council.

2. A Site Development Plan Review application (SDR-3177) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. A Reversionary Map for the purpose of eliminating the existing lot line bisecting this proposed development shall be recorded prior to the issuance of any permits for this site unless otherwise allowed by the Building Department.

4. Construct half-street improvements including appropriate overpaving on Del Rey Avenue adjacent to this site concurrent with development of this site, unless Del Rey Avenue is properly vacated prior to commencement of development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. If Del Rey Avenue is vacated this site shall be responsible to terminate Del Rey Avenue in a manner acceptable to the City Engineer.

Mayor
Oscar B. Goodman

City Council
Gary Reese
Michael Mack
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Lorna Moncrief

City Manager
Douglas A. Selby

CLV00973

5. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

This item will be considered by the City Council on *December 17, 2003*, at TIME CERTAIN 4:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Ms. Suzanne Sanders
PH SSA, Limited Liability Company
3111 South Maryland Parkway
Las Vegas, Nevada 89109

Ms. Jennifer Lazovich
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

PLANNING &
DEVELOPMENT

CITY OF LAS VEGAS

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Las Vegas, NV 89101

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fax
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

November 21, 2003

Ms. Suzanne Sanders
Mr. William L. Cummings
1400 South Valley View Boulevard, Suite #1044
Las Vegas, Nevada 89102

RE: SDR-3177 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review and a Waiver of the Commercial Development Standards FOR REFLECTIVE GLASS IN CONJUNCTION WITH A PROPOSED 42,500 SQUARE FOOT OFFICE AND RETAIL BUILDING on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief), was considered by the Planning Commission on November 20, 2003.

The Planning Commission voted to recommend *APPROVAL* of your request, subject to the following:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The trash enclosure shall be covered and screened as required by the Commercial Design Standards

3. A waiver allowing the use of reflective glass is approved.

4. All development shall be in conformance with the site plan and building elevations.

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

6. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.

Mayor
Oscar B. Goodman

City Council
Gary Reese
Michael Mack
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Lawrence Moncrief

City Manager
Douglas A. Selby

CLV00976

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

10. All City Code requirements and design standards of all City departments must be satisfied.

11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

12. Vacation of Del Rey Avenue shall record prior to the issuance of building permits for the building.

13. The hours of operation for the accessory retail use shall be limited to that of the primary use.

14. The amount of retail space shall be limited to 3,500 square feet of which only 2,000 square feet may be restaurant.

Public Works

15. Petition of Vacation VAC-3178 shall record prior to the issuance of any building permits for improvements abutting or overlying the area to be vacated unless otherwise allowed by the City Engineer.

16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

18. Site development to comply with all applicable conditions of approval for ZON-3176 and all other subsequent site-related actions.

This item will be considered by the City Council on ***December 17, 2003***, at TIME CERTAIN 4:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Ms. Suzanne Sanders
Schneider Family Trust
Stephen and Joyce Schneider Trustees
12 Quail Run Road
Henderson, Nevada 89014

Ms. Suzanne Sanders
PH SSA, Limited Liability Company
3111 South Maryland Parkway
Las Vegas, Nevada 89109

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3800 Howard Hughes Parkway, 7th Floor
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ANNING &
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Cur Planning 229-6301
www.lasvegasnevada.gov

November 21, 2003

Ms. Suzanne Sanders
Mr. William L. Cummings
1400 South Valley View Boulevard, Suite #1044
Las Vegas, Nevada 89102

RE: VAC-3178 - VACATION

Dear Applicant:

Your request for a Petition to vacate Holmby Avenue, generally located east of Buffalo Drive, between Charleston Boulevard and Del Rey Avenue, Ward 1 (Moncrief), was considered by the Planning Commission on November 20, 2003.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-3176 may be used to satisfy this condition provided that it covers the area to be vacated.

2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

3. All development shall be in conformance with code requirements and design standards of all City departments.

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related

Mayor
Oscar B. Goodman

City Council
Gary Reese
Michael Mack Pro-Tem
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby

CLV00979

review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

This item will be considered by the City Council on ***December 17, 2003***, at **TIME CERTAIN** 4:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Ms. Suzanne Sanders
PH SSA, Limited Liability Company
3111 South Maryland Parkway
Las Vegas, Nevada 89109

Ms. Jennifer Lazovich
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

Analysis of Petitions Supporting Project

Total Signatures	Duplicate Addresses	Out of Area	No Addresses or P.O. Boxes	Total Number of Valid Supporters
508	159	140	1	208

- Duplicate Address = Staff with the City of Las Vegas Planning Department had advised us that only one signature per address is counted. This number reflects the amount of addresses that have multiple signatures at each address. For instance, if a household with a family of four each signs a petition against the project, only one protest is counted for that address. Accordingly the above-referenced analysis reflects this method.

- Out of Area = signatures on petitions outside of the following boundaries: Charleston to Sahara and Rainbow to Durango.

- No Addresses or P.O. Boxes = this number reflects the number of names with no addresses or listed a P.O. Box for an address.

In summary, there are 208 valid signatures on the petition.

Ref

A Neighborhood Petition to the Mayor and the Councilmembers of the City of Las Vegas

in support of a Social Security Administration Office on Buffalo, near Charleston

As residents of Las Vegas who live near Buffalo and Charleston, we, the undersigned, wish to go on record in support of zoning for the development of a Social Security Administration building on Buffalo, just south of Charleston. The proposed site and design on Buffalo is suitable for this purpose because it is on a major roadway that is easily accessible, it will generate minimal traffic, and it will have little impact on my neighborhood.

	Name (print)	Address and Zip Code	Signature
1.	John M Gamby	1717 Diamond Oaks Ct 89117	
2.	Dan Tary	1613 Diamond Oaks Ct	
3.	Esa Andary	2315 J Buffalo Dr	
4.		9828 Virginia Woods	
5.	Eugene Yen	8320 Del Rey Ave	
5.	Wyde V Elwell	8512 Del Rey Ave	
7.	RICHARD KRAUSE	8420 DEL REY AVE	
8.	Lee Moran	8324 Del Rey Ave	
9.	CHARLES WALTON	1512 CUTLER DR	
10.		8420 Del Rey	
11.		8300 Gillette	
12.	Donna Kaplan	8205 Shaw II Ave.	
13.	CLARENCE PRUITT	8609 SONETO LN	
14.	CASEY SMITH	8608 CREMONA DR.	
15.	Rocky M. Lange	1413 Termas DR.	
16.	MARC Holyk	9652 Raleytech	
17.	Teresa Corral	8741 Isola Dr.	
18.	Tony Dias	8709 Pavia	
19.	MIKE MANDOLFO	8705 PAVIA DR	
20.	Arpine Hachanyan	8325 Cretan Blue Ln.	

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	Name (print)	Address and Zip Code	Signature
	Janie Sanchez	1421 Cutter Ln - 89117	Janie Sanchez (A.V)
2.	Marilyn Fishman	8628 Surfidor Dr	
3.	Louis Romero	8645 Surfidor Dr	
4.	Naomi R Romero	8645 Surfidor Dr	Naomi R Romero
5.	Betty Jane Boles	1529 Toreda Way	Betty Jane Boles
6.	Bernard O'Neill	8652 Cremona Dr	
7.	Dale Jones	8648 Cremona Dr.	
8.	Elaine Jones	" "	
9.	Billie Read	8640 Cremona Dr.	
10.	Lyell Ondarje	8645 Orvieto Dr	
	Virginia Copley	8649 Orvieto Dr	
12.	Benjamin F Copley	8649 Orvieto Dr	
13.	Dennis Lambertz	8701 Orvieto Dr.	
14.	Diane Jackson	8712 Isola Dr	
15.	David Hardy	8708 Isola Dr.	
16.	Crystal Wrich	1517 Merialdo Ln.	
17.	Dave Wrigh	1517 Merialdo Ln.	
18.	Danny Kadley	1525 Frandosa Lane	
19.	James A McLaughlin Jr	1521 Frandosa Lane	
20.	Marjorie E. Birk	1509 Frandosa Lane	Marjorie E. Birk

Mista.

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	Name (print)	Address and Zip Code	Signature
1.	Dorothy Hrehenyak	1716 Diamond Oaks Ct. 89117	Dorothy Hrehenyak
2.	Kenneth Furtado	1712 Diamond Oaks Road	Kenneth F. Furtado
3.	Larry Wei	1612 DIAMOND OAKS	Larry Wei
4.	Yves Vital	1617 Cedar Canyon	Yves Vital
5.	Louis Mandujano	4711 Hamburg St.	Louis Mandujano
6.	Arirra Drechsler	7415 S. Truxton Ln	Arirra Drechsler
7.	DIANA DIAZ	2109 Cherryberry Ct. 89108	D. Diaz
8.	Evelyn Walkowicz	10805 Sleepy River Av. 89144	E. Walkowicz
9.	Michael Reska	1700 Diamond Oaks Ct. 89117	
10.	NICHOLAS TARICO	8429 DEL REY AVE 89117	Nicholas Tarico
11.	Michael Lefore	8401 Del Rey Ave.	Michael Lefore
12.	Doris M. Boady	8313 Del Rey Ave	Doris M. Boady
13.	Jeff W. Ulmet II	8309 DEL REY AVE	Jeff Ulmet
14.	Rob Pilling	8301 Del Rey Ave	
15.	JOHN DAVID TAVARES	1424 LIFT Court	John David Tavares
16.	Maren Wagner	1500 Gilmer Dr. 89117	Maren Wagner
17.	Anita Lauri	1713 Thousand Oaks	Anita Lauri
18.	Rob Tapper	1714 Vermont Dr	Rob Tapper
19.	Jennifer Domansky	8417 Gillette Ave	Jennifer Domansky
20.	Tulin Gokcebay	8401 Gillette Ave	Tulin Gokcebay

Trista

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	Name (print)	Address and Zip Code	Signature
1.	Sherry DeFlaventis	8301 Gillette Ave	
2.	Stacey Clack	8201 Gillette	
3.	Steve Bleam	1204 Cuno	
4.	Jacqueline Harris	8304 Fremont Ln	
5.	Donna Schrock	1709 Cheddar St	
6.	Yvonne Cotton	1713 Cheddar St LV, NV 89117	
7.	Charles Leonard	8416 Vibrant Dr.	
8.	Mike Rayha	8404 Vibrant Dr	
9.	Travis Jensen	8509 Del Rey Ave.	
10.	Annie Rafael	8497 Del Rey	
11.	Nicole Schnell	1601 Vermiel Dr.	
12.	Matt Fleming	2200 S. Fort Apache #1105	
13.	Crystal Fulton	8621 Surfside Dr. 89128	
14.	Joan Ryscavage	8629 Surfside Dr 89117	
15.	Robert Mitchell	8633 Surfside Dr 89117	
16.	Simon Holloway	8600 Soneto "	
17.	Linda Wring	8612 Soneto 89117	
18.	Jose Munoz	8620 Soneto 89117	
19.	J.C. LaRue	1405 Bocado Ln 89117	
20.	Milton	8609 Fremont Dr 89117	

Trista

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	Name (print)	Address and Zip Code	Signature
1.	Harry Fawcett	8613 Granma Dr. 89117	
2.	Rose Lee Garcia	1408 BALDOSA CRT 89117	Rose Lee Garcia
3.	Henry Flaack Sr.	8640 Relente Pl. 89117	Henry Flaack Sr.
4.	Jamie Garrett	8729 Isola Drive 89117	
5.	Geoff Huey	8745 Isola Drive 89117	
6.	Katherine Snodgrass	1121 Lucavini Lane 89117	
7.	Charlie Germany	8732 Pavia Pl.	Charlie Germany
8.	Carrie Grant	8716 Pavia Dr.	
9.		8701 PAVIA DR.	
10.		8805 Pavia Dr. 89117	
11.		8817 Pavia Dr 89117	
12.		6825 Pavia 89117	
13.		8812 Borla 89117	
14.		8917 Borla Dr	
15.		8874 Borla DR	
16.		8904 Tarabella Dr	
17.		8836 Borla	
18.		8920 Borla Dr.	
19.		1408 Dolomite 89117	
20.		1420 Dolomite DR 89117	

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	Name (print)	Address and Zip Code	Signature
	Greg Fairbairn	1313 Feather Crest 89117	
2.	Roger Gaudin	8325 Windrush ave 89117	
3.	Vanessa Young	8333 Windrush Ave 89117	
4.	Jonathan Spievak	1309 feather Glen 89117	
5.	David Lewis	1316 Feather Glen CT	
6.	Aaron Alexander	1201 Emerywood ct	
7.	Shana Deitz	1209A Emerywood ct	
8.	Angie Hammer	↓ c ↓ ↓	
9.		1309A Emery Wood	
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	Name (print)	Address and Zip Code	Signature
1.	Barbara Huber	1304 Feather Crest	
2.	Kristen Williams	1100 Emerywood #B	
3.	Amanda Wilson	1104 Emerywood ct D	
4.		1108 Emerywood CT D	
5.		1208 Emerywood ct.	Michael Pickerseur
6.		1208 Emerywood ct	Daniel TC Kaesberg
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	Name (print)	Address and Zip Code	Signature
	Armenui Hochanyan	8820 Buffalo Dr.	
2.	Ted Weathers	8804 Buffalo Drive	
3.	C. Saberi	8812 Buffalo Dr.	
4.	David Hawsey	8816 Buffalo Dr	
5.	Richard McConkey	8809 Borla	
6.	John Leadsum	8905 Torcello Dr	
7.	Steven Robertson	8901 Torcello Dr.	
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	Name (print)	Address and Zip Code	Signature
1.	Jane Torson	2005 Diamond Pk. Ct. LV	
2.	JAN LEWIS	2113 Diamond Brook Ct. L.V.	
3.	SCOTT DELORME	2013 Diamond Brook Court, LV, NV	
4.	Michael Miller	2105 S Cimarron LV NV	
5.	MARIA BARICHETTI	8528 Soneto Cir.	
6.	JEFFREY MEECER	8504 Soneto Ln.	
7.	DENIS ATWOOD	8408 Viceroy Ln	
8.	Connie Beisner	8404 Viceroy Ln	
9.	Casey Quinn	8340 Viceroy Lane	
10.	Emily Baer	1404 Mint Creek Dr	
11.	Dylan Breyer	1412 Mint Creek Ln.	
12.	Barry R. Ripple	100 N Walker 138 89107	
13.	Manuel Hernandez	1504 Kirby Dr 89117	
14.	ART PRADEL	1512 KIRBY DR 89117	
15.	Alex Montoya	1416 KIRBY DR. 89117	
16.	[illegible] C Buckley	1516 Kirby Dr 89117	
17.	[illegible]	8405 Eddy Stone 89117-7229	RONALD E. STARK
18.	JOHN MALASKOVITH	8408 Eddy Stone 89117	
19.	Michelle Chilberg	8429 Eddy Stone 89117	
20.	H. Revers	8513 Eddy Stone.	H. REVERS

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	Name (print)	Address and Zip Code	Signature
	SANDI BRONDYKE	8309 VIBRANT DR 89117	Sandi Brondyke
2.	Josefina Coronado	8616 Surfside Dr.	
3.	John Schmidt	8636 Surfside Dr.	
4.	Roger Ford	1524 Tonada Way	Roger Ford
5.	Ted Roetto	8657 Cremona Dr 89117	
6.	James Stoffel	8649 Cremona Dr	James Stoffel
7.	Walter A Galbraith	9652 Oviedo Dr	Walter A Galbraith
8.	Marilyn J Galbraith	8652 Oviedo Dr	Marilyn J Galbraith
9.	Ron Busch	8700 Orvieto Dr.	
10.	Bill Fromm	8708 Orvieto Dr	
	Pat Schoep	8717 Isola Dr.	
12.	Elizabeth Donner	8713 Isola Dr.	Elizabeth Donner
13.	Shari Farkas	8769 Isola	
14.	Vicki Delp	8713 Bolzano Ct	
15.	Sheery Wadsworth	1516 Mercialdo Ln	
16.	Micaela Decker	1524 Mercialdo Ln	LV NV 89117
17.	Debbie Akula	1529 Mercialdo Ln	LV NV 89117
18.	Patricia Graham	8609 Cremona Dr	LV NV 89117
19.	Usha Graham	8721 Isola Dr	LV NV 89117
20.	Louise Blake	1516 Francesca	" 89117

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	Name (print)	Address and Zip Code	Signature
1.	Bryan Tomlinson	7201 W. Charleston Apt 1104	
2.	Jimmy Haynes	2004 Grissom Ct	
3.	Josa Ruiz	1005 Rockaway	
4.	Jennifer Watson	1007 Rockaway	
5.	Glenn Kalidall	813 Clive	
5.	Brad Hicks	671 Clive St	
7.	Steve George	605 Clive St.	
3.	PATRICIA O'NEILL	6900 CONIFER LN	
9.	DAVID J STOKELY	6909 CONIFER LN	
10.		6900 ALTA DR.	
11.		601 Vincent Way	
12.	MARTIN COOKE	713 VINCENT WAY	
13.	EDWARD A. PELAS	809 VINCENT WAY	
14.		833 Vincent Way	
15.		909 Vincent Way	
16.	Bobbi Ness	Vincent Way	
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	Name (print)	Address and Zip Code	Signature
	Graciela	8301 - West Charleston	Graciela Nelson
2.	Jake Colby	830 west Charleston #2028	
3.	Frank Hayford	8501 W. Charleston	
4.	Wendy Cho	1111 Cimarron	
5.	Jeanette Schneider	1111 S Cimarron	
5.	Ana McCue	1111 S. Cimarron	
7.	Michael Tiessarelli	8155 Charleston 89117	
8.	Tara Schneider	8155 Charleston 89117	
9.		8155 Charleston 89117	
10.		8155 W. CHARLESTON	
		1125 Plantation Ct	
12.		1129 Plantation Ct	
13.		2001 W. Charleston 1087	
14.	Mike Kennedy	7001 W. Charlestown Blvd.	Mike Kennedy
15.		7001 W. Charleston Blvd #2073	
16.		7001 - 1065	
17.	Maria Lederma	7001 W charleston 1012	
18.	Tony Ceci	7001 W Charleston 2071	
19.		7001 W Charleston Blvd	
20.		7001 W Charleston	

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	Name (print)	Address and Zip Code	Signature
1.	JACOB WESSEN	1109 EMERYWOOD CT #D	
2.	Christina Ernst	1205 Emerywood ct #d	
3.		8450 W Charleston Blvd #xxx	
4.	Dan Swenson	8450 W Charleston #1005	
5.	Kathy Holder	8450 W. Charleston #1010	
6.	Michelle Wynn	8450 W Charleston #2006	
7.	Heather Beam	8450 W Charleston 2024	
8.	Florence	4164 HACKMORE LN	
9.	David Cahill	8301 W Charleston Ln	
10.	Karen Sharp	8450 W. CHARLESTON	
11.	Janine Barton	8301 W Chas #4/1006 LV, NV 89117-1241	
12.	Stuart A Malone	6429 Mockingbird LN LVN	
13.	Tina Johnson	8301 W. Chas. #4/1005	
14.	John Wolosz JR	8301 W. Charleston #1021	
15.	Dr Sheila J. Mitchell	8301 W. Charleston Blvd #1076	
16.	LaRhonda Moore	7121 Powerridge LasVegas NV	
17.		8301 W. Charleston 1032	
18.		8301 W. CHARLESTON 1031	
19.		8301 W Charleston	
20.		8301 W Charleston	

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	Name (print)	Address and Zip Code	Signature
	Chris Neff	1108 Emerywood Ct 89117	
2.	Linda Wharton	1104 Emerywood Ct 89117	
3.	Leah Meredith	1200 Emerywood Ct 89117	
4.	Zeina Valencia	1208 Emerywood Ct. 89117	
5.	Nadalie Tenney	306 Emerywood ct #D 89117	
5.	Nelson Ibarra	1205 emerywood ct #B 89117	
7.	Tudor Green	550 w Sahara St. 89119	
8.	Shelley Bailey	8450 W. Charleston	
9.	Patricia Diaz	8450 W Charleston	
10.	Sandy Jacques	8450 W Charleston	
		8450 W. Charleston	Alma Lopez
12.	Chris Jaeger	8450 w Charlston	
13.	Jennifer Lopez	8450 W. Charleston	
14.	Daniel Labrecque	8450 W Charleston Blvd #1005	
15.		8450 W. Charleston Blvd #1050	
16.	Denise Valentino	8450 W. Charleston	
17.	Yanica Visingardi	8450 W. charleston 1057	
18.	TAMARA JORDAN	4328 MAMMOTH CREEK	
19.		8450 W. Charleston Blvd #1050	
20.		8450 W Charleston 1049	

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	Name (print)	Address and Zip Code	Signature
1.	Linda Thomas	6944 Cloud Cir.	
2.	Linda Moretti	716 Vincent Way	Linda Moretti
3.	Elden Smith	804 Vincent Way	Elden Smith
4.	LEONARDIS	812 VINCENT WAY	
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	Name (print)	Address and Zip Code	Signature
	Terry Hunter	7001 Charleston	Terry Hunter
2.	KaDavina Hawkins	7001 Charleston #1051	
3.	Belinda Akers	7001 Charleston #8057	Belinda Akers
4.	Betty Bettis	7001 Charleston #1060	
5.		7001 Charleston Blvd	
5.		7001 Charleston Blvd	
7.	Chris Beecham	7001 Charleston Blvd 2066	
3.	Bruno Morena	7008 Sprowel Ct 89145	
9.	Angela Carpenter	918 Rockaway 89104	
10.	Mildred Acklin	924 Rockaway 89104	
	Sprowel Civer	6909 Vivian CIR 89145	
12.	Terri Addison	6909 Peninsula Way	
13.	sheri marten	6901 Parkview	
14.	Jim Elder	6924 Prairie Way	
15.		535 Bic Jack	
16.	Kelly Rodimon	604 Biljoc St.	
17.		6905 Confetti Lane	
18.	Jeanie Stamper	6905 Alta	
19.	Elissa Stamper	6501 W. Charleston #65	
20.	Lee Dmitt	6922 Alta	

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	Name (print)	Address and Zip Code	Signature
1.	LaSonia Washington	8301 W Charleston LV NV	
2.	JayDee Grant	8301 w charleston, LV NV	
3.	Nicholas Nussle	8301 W Charleston, LV NV	
4.	Lisa Smith	8301 W. Charleston LVNV	
5.	[illegible]	8301 W. Charleston 2063	
5.	Emma Ojeda	8301 W. Charleston 2010	
7.	[illegible]	1111 S. Cimarron Rd #107 89117	
8.	[illegible]	" " #103 89117	
9.	Jason Sparks	1111 S. Cimarron Rd #103	
10.	[illegible]	" #207 #104	
11.	[illegible]	"	
12.	[illegible]	1111 S Cimarron	Samuel Kessler
13.	Louise Torres	" "	
14.	Louise Torres	" "	
15.	Gary Hughes	8155 W. Charleston Blvd	
16.	Kim Russell	8155 Cimarron #54	
17.	Lee Russell	8155 W Charleston Blvd 269	
18.	Tommy Rowden	1111 Warbonnet Way	
19.	[illegible]	1111 Warbonnet Way	
* 20.	Toni Sauffer	1111 Warbonnet Way #211	

* Need 2 Driveways

A Neighborhood Petition to the Mayor and the Councilmembers of the City of Las Vegas
in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address and Zip Code	Signature
1.		1104 Plantation Ct #A	
2.		1108 B Plantation Court #A	
3.		1128 Plantation	
4.		1121 Plantation #C	
5.		1123 Plantation #A	
6.		7001 W Charleston	
7.		7001 W Charleston	
8.		7001 W. Charleston	
9.		7001 W. Charleston	
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		7001 W. Charleston	
12.		7001 W Charleston	
13.		7001 W. Charleston	
14.		7001 W Charleston	
15.		7001 W Charleston	
16.		7001 W Charleston	
17.		7001 W. Charleston	
18.		7001 W. CHARLESTON	
19.		7001 W. CHARLESTON	
20.		7001 W. Charleston	

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	Name (print)	Address and Zip Code	Signature
1.	John main	8155 W Charleston #95	
2.	KAREN STEWART	1138 PLANTATION CT D	
3.	Christine Smith	1130 Plantation #D	
4.	Jaime Barrera	1124-A Plantation ct.	
5.	[illegible]	1128 A PLANTATION CT	
6.	Maria Peiato	4750 Luxor Way #1277	
7.	Elena A. Christy	7001 W. Charleston Blvd #2086	
8.	Katy Pissott	7001 W Charleston #1084	
9.	Ida Parker	7001 W. Charleston #1060	
10.	Miriam Salazar	7001 W. Charleston	
11.	[illegible]	7001 W. Charleston	
12.	Celeste King	7001 W. Charleston #1095	
13.	HELENE CARPENTER	7001 W. CHARLESTON #90	
14.	Trang Nguyen	7001 W. Charleston	
15.	Arlene Howlett	7001 W Charleston	
16.	Emily McCawley	1008 Griscom Ct.	
17.	JEFF JAEGER	1000 ROCKAWAY	
18.	WILLIE SMITH	912 ROCKAWAY ST.	
19.	CARL HUBAY	6912 Bison Circle	
20.	Marcy Samstag	6908 Prairieway	

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	Name (print)	Address and Zip Code	Signature
1.	RAUL PHECENCIA	8401 W. Charleston	
2.	BOB ROPES	8411 SPENCER	
3.	Frankie Loston	8401 Charleston Blvd #1009	
4.	Shaya Evans	8401 Charleston Blvd	
5.	ANA ADAMS JR	8401 Charleston 1049	
6.	LoLa Raeder	8401 Charleston	
7.	Betty A Carley	8401 W. Charleston #1067	
8.	Thomas Wallace	8401 W. Charleston #1051	
9.	Victoria Rubio	8401 W. Charleston #1057	
10.	Sheri Freeman	8401 W. Charleston #1060	
11.	Syrus Lampy	8401 W. Charleston #1058	
12.	Floyd Lopez	8401 N CHARLESTON APT 1055	
13.	Jesille Cook	8401 W Charleston Apt	
14.	JARED JONES-PARKS	8401 W CHARLESTON APT 2054	
15.	William Bagley	8401 W Charleston Apt 2058	
16.	Jaqueline Escobar	8401 W Charleston #2069	
17.	John Black	8401 W Charleston #1061	
18.	Dora Frost	8401 W Charleston #1009	
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	Name (print)	Address and Zip Code	Signature
1.	DOROTHY HREBENYAK	7116 DIAMOND DANES CT 89117	Dorothy Hrebenyak
2.	BONNIE CHANCE	8425 VICEROY LN	Bonnie Chance
3.	TOM HART	8401 VICEROY LN 89117	Tom Hart
4.	Renee Petrofsky	1509 Kirby Dr. 89117	Renee Petrofsky
5.	Ardyce Haack	8504 Eddy Stone Ave	Ardyce Haack
5.	Stefanie Parra	1705 Bamber Dr	[illegible]
7.	DENISE HOWELL	8415 Gering LANE	[illegible] Howell
8.	Tracy Chamberlain	8401 W Charleston Blvd	[illegible]
9.	Charmaine Mafantia	8401 W Charleston Blvd #2068	Charmaine Mafantia
10.	Nathan Brown	8401 W. Charleston Blvd #1005	[illegible]
11.	[illegible]	8401 W. Charleston #1002	[illegible]
12.	[illegible]	8401 W. Charleston #1008	[illegible]
13.	CARL WARNER	8401 W CHARLESTON 1012	Carl Warner
14.	Shantell Winn	8000 W. Charleston	Shantell Winn
15.	PATRICIA MACIAS	8401 W. Charleston 1026	Patricia Macias
16.	Shuri Kamimura	8401 W. Charleston 1005	Shuri Kamimura
17.	NINA MACIAS	8401 W. Charleston apt 1005	Nina Macias
18.	FRANCES D. JUAREZ	1025 W Charleston #2	Frances D Juarez
19.	Nina Blatt	8401 W Charleston	Nina Blatt
20.	Gabriel Rubio	8401 W Charleston	[illegible]

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	Name (print)	Address and Zip Code	Signature
	HAYNES WEST	1313 EMERYWOOD	Haynes West
2.	Coleman	1309 Emerywood Ct	
3.	Clinton Scott	1309 Emerywood ct	Clinton A. Scott
4.	Hazel Piggs	8450 W. Charleston 1014	Hazel Piggs
5.	JANI COBB	8450 W. CHARLESTON	
6.	Elizabeth Cranmer	8450 W. Charleston	Elizabeth Cranmer
7.	Jenny Katt	8450 W Charleston	
8.	Joy Parker	8450 W. Charleston	
9.	Michelle Dennis	8450 W. Charleston	Michelle Dennis
10.	Erika Syroid	8450 W Charleston	
	Mary A. Sousa	8450 W. Charleston #1051	Mary A. Sousa
12.	Edward M. Souza	8450 W. Charleston #1050	Edward M. Souza
13.	Wayne V. Sousa	8450 W. Charleston	
14.	Ed Eckli	8450 W Charleston	Ed Eckli
15.	Brandon Chappel	8450 W Charleston 1040	Brandon Chappel
16.	IRENE M. SAMPSON	8450 W. Charleston 1047	Irene M. Sampson
17.	David Newton	8450 W. Charleston	
18.	Amanda Ng	8450 W Charleston	Amanda Ng
19.	[illegible]	8301 W. Charleston	
20.	Sara Hancock	8507 Charleston	

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	Name (print)	Address and Zip Code	Signature
1.	Jaureen J. Brown	8301 W. Charleston Blvd 89117	
2.	Leslie Muhleck	8301 W. Charleston	Leslie Muhleck
3.	Royale Jones	8301 W. Charleston	Royale
4.	Olivia Rochin	8301 W. Charleston	
5.	List Scales	8701 W. Charleston LV Blvd	List Scales
5.	Donald Colbert	8301 W Charleston LV. NV.	Donald Colbert
7.	Nikole Phillips	8301 W. Charleston LV. NV	Nikole Phillips
3.	Deborah Armstrong	8301 W. Charleston LV NV	Deborah Armstrong
9.	Jerry Howard	8301 W Charleston NV	
10.	JASON SCHAEFER	8301 W. Charleston NV	
11.	Kevin Williams	2251 S Forte Apache Rd	
12.	CONFARA SCHAEFER	8301 W. CHARLESTON	
13.	Geraldine Cintila	8301 W. Charleston	Geraldine Cintila
14.	J. DUNCAN	1111 S Cimarron	Jaureen M Duncan
15.	STEPHEN UZZOLINO	1111 S. CIMARRON	
16.	Richard Colwin	1111 S. Cimarron	Richard Colwin
17.	MARVIN WILKS	8155 W. CHARLESTON #28	M. W. Wilks
18.	Eddie Kobroski	8155 W. Charleston #111	
19.	David Vance	8155 W Charleston	David B Vance
20.	Thomas	8155 W. Charleston	

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	Name (print)	Address and Zip Code	Signature
1.	Steve Sanstead	6608 Prairie Way	
2.	Richard Drummond	[redacted] Prairie Way 89110	
3.	Caralyn Conner	6912 Prairie Way	
4.	Monte Wilson	617 Bicsc	
5.	Kitty Boriute	6920 Alpine	
6.	Mike Ruiz	604 Vincent Wy.	
7.	STEVE STEDGE	6945 CLOUD CIR	
8.	Samantha Sweeney	6956 Cloud Cir	
9.	Charlene Ford	712 Vincent Way 89145	
10.	Marsha Aguilar	800 Vincent Way 89145	
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	Name (print)	Address and Zip Code	Signature
1.	Ryan Midby	5401 W. Charleston	Ryan Midby
2.	Miguel Hernandez	8450 W. Charleston	Miguel Hernandez
3.	ANTONIO ORTIZ	8456 W. CHARLESTON	Antonio Ortiz
4.	Martha P. Pacheco	8301 W. Charleston	Martha P. Pacheco
5.	Raymond Rodriguez	8301 W Charleston # 109 C	Raymond Rodriguez
6.	Sammy C. Rodriguez	8301 W. Charleston #1096	Sammy C. Rodriguez
7.	Donna L. Carey	8301 W. Charleston #1098	Donna L Carey
8.	Sonia Medina	8301 W. Charleston #2100	
9.	Joyce Prescott	8301 W Charleston	Joyce Prescott
10.		8301 W Charleston	
11.	Tony Andrade	8301 W CHARLESTON BLVD	
12.		8301 W. Charleston Blvd. #2080	
13.		8301 W Charleston	
14.	Lakeesha House	8301 W Charleston #2077	Lakeesha House
15.	Kayla Wiginton	8301 W Charleston	Kayla Wiginton
16.	Audrey DeLaires	8301 W Charleston	Audrey DeLaires
17.	Jackie Pulizzano	8301 W. Charleston	Jackie Pulizzano
18.	Anthony Matarasa	8301 W Charleston	
19.	Latonya Johnson	8301 W. Charleston	L Johnson
20.	Denha Carmona	8301 W. Charleston	Denha Carmona

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	Name (print)	Address and Zip Code	Signature
	MARK NAKAMURA	1111 WARRONNEL WAY LV. 89117	
	Jim KOZ	1109 PLANTATION CT LV 89117	
3.	Cindy Mayo	1109 Plantation Dr LV 89117	
4.	Elaina Portillo	1104 Plantation Pas 89117	
5.	Gil Shelton	1109 plantation ct 89117	
6.	Ebony McCray	1113 Plantation Crt. 89117	
7.	Kevin Lott	1121 Plantation Ct D	
8.	Aubrey Hetfron	7001 W. Charleston Blvd #2027	
9.	Desiree Dayton	7001 W Charleston Blvd	
10.	Chad Anderson	7001 W Charleston Blvd	
	Corey Hodges	7001 W CHARLESTON BLVD 2025	
12.	Shane Seeley	7001 W. Charleston Blvd	
13.	Brian Harrison	7001 W. Charleston Blvd	
14.	Alexandria Slack	7001 W. Charleston	
15.	Lonnie Strange	7001 W. Charleston	
16.	Roger Hunt	7001 W. Charleston	
17.	Sharon Allhands	7001 W. Charleston	
18.	M. Hemsley	7001 W. Charleston	
19.	P. Gindeel	7001 W. Charleston	
20.	G. Leavitt	7001 W. Charleston	

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	Name (print)	Address and Zip Code	Signature
1.	Allen Wright	7001 W. Charleston Blvd	
2.	Victoria Baker	7001 W. Charleston	
3.	Kathy Jones	7001 W. Charleston	
4.		7001 W Charleston	
5.	Alicia Alexander	7001 W. Charleston	Alicia Alexander
5.	Amanda Jacobson	1001 Spread Ct	
7.	Charles Haynes	920 Spread Ct	
8.	MELVIN JAMES	909 Rockaway	
9.	Robert Gardner	809 Cline St.	
10.	MARLENE HICKS	801 Cline Street	Marlene Hicks
11.	RAY GOMEZ	709 CLINE STREET	
12.	Sandra Williams	613 Cline St	
13.	Jesse Ballesteros	6916 Conifer Ln.	
14.	Nick Manakrousos	6913 Alta Dr.	
15.	Mike Kelsch	6917 Alta	
16.	Walthart Weyer	501 Vincent Way	
17.	Shay Mehedal	701 Vincent Way	
18.	WILLIAM HOLEY	801 VINCENT WAY	
19.		813 Vincent Way	
20.		617 Vincent Way	

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	Name (print)	Address and Zip Code	Signature
1.	[illegible]	8401 W Charleston 8911	
2.	[illegible]	8401 W. Charleston 2087	
3.	Great Schwenke	8401 W. Charleston 2058	
4.	Ken Apsey	8401 W Charleston	
5.	[illegible]	8401 W Charleston	
6.	[illegible]	8401 W Charleston	
7.	STAN EVANS	8401 W CHARLESTON	
8.	Felisita Hargarejo	8401 W. Charleston #1013	Felisita Hargarejo
9.	DAVIE WYNNE	8401 W Charleston #2016	Davie Wynne
10.	Adair Mannaugh	8401 W Charleston #2018	
11.	Helen Walker	8401 W. Charleston #2087	Helen Walker
12.	[illegible]	8401 Charleston 8401	[illegible]
13.	[illegible]	8401 Charleston #2022	[illegible]
14.	Kenyan Texidor	8401 W. Charleston 2032	Kenyan Texidor
15.	Joshua Meks	8401 W. Charleston 2058	Joshua Meks
16.	ELIZABETH ROSS	8401 W Charleston 2046	E. Ross
17.	Alan Wynne	8401 W. Charleston #2047	Alan Wynne
18.	Lorrie Marcini	8401 W Charleston #2040	[illegible]
19.	Greg Feller	8401 W. Charleston #1048	Greg Feller
20.	Tom Tighe	8401 W Charleston #1050	

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	Name (print)	Address and Zip Code	Signature
1.	STEVE RALEIGH	8512 FRANDOSA LN	
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	Name (print)	Address and Zip Code	Signature
1.	William H. Welch	2008 Diamond Peak Ct.	
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Other Support Petitions

- 548 citizens signed a petition in support of relocating the Social Security Administration Building to Buffalo Drive.

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address and Zip Code	Signature
	Deborah Ketchum	3873 San Andreas Ave	Deborah Ketchum
2.	Sarah Knight	3873 San Andreas Ave	Sarah Knight
3.	Carol Harris	9712 Fionna Lane	Carol Harris
4.	Cynthia Harris	9712 Fionna Ln #103	Cynthia Harris
5.	LORETO G. CABALLERO	5010 Indian River Dr #189	
6.	RICK REINHARDT	670 FRUITFLOWER	
7.	MARILYN S. PEGROSS	1912 KING HILL ST	
8.	James Rowe	29 N. 28th st. 89101	Jim Rowe
9.	Steve Jones	2120 Ramrod 89014	
10.	Ji Hoon Lee	123 S Figueroa St #338	
	Barbara Caballero	1750 E Karen Ave-89109	
12.	Richard Macleod	5043 Spencer 89119	
13.	DAVID HSU	6156 MEADOW VISTA LN	
14.	Qing Shi	6156 MEADOW VISTA LN	
15.	MARTY CASTANEDA	2689 Valley Crest Drive	
16.	William Rogers	200 S Carson #317	
17.	KRIS JAYONA	3471 Grannis Ln	
18.	MICHAEL JORDAN	6729 QUARTER HORSE LN 89148	
19.		711-ETW-01	
20.	Natasha Williams	726 Brush St.	

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	Name (print)	Address and Zip Code	Signature
1.	Brandy Houston	5419 Centurion ct Apt 203 89122	Brandy Houston
2.	Santiago Heredia	4249 Tara #4	Santiago Heredia
3.	Ronald Radke	2860 Misty Ct	
4.	CHU, KWOK KEUNG		Chu, Kwok Keung
5.	Baltsar Elouezia	4740 Barela Way LV	
6.	Ronnie Davis	Salvation Army	
7.	Robert D Andrews	1613 Buffalo Trail Dr	
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	Name (print)	Address and Zip Code	Signature
	MARIA R. RAMIREZ	6228 Cool Ave 89108	
2.	JOHN FANNUZZI	1823 W. CHARLESTON	
3.	Wendy Marencik	8401 W. Charleston	
4.	Arturo Caballero	1516 N. Lily Ct	
5.	Eduardo Cima	PO Box 6233 Pahrump NV	
6.	Jennielyn Greenwood	5070 Riverglen Dr.	
7.	Ruth Kellead	751 Lupin Pahrump	
8.	RODNEY K. UEMURA	6701 DEL REY AVE #228	
9.	Tresett Lenoir	2810 S. Decatur #1	
10.	Katie Silber	6255 W. Tropicana 89103	
	SHIRLEY VINZANT	1020 SHIFTING SANDS	
12.	Josephine Forbes	1025 Springpond Ct. Henderson	
13.	Roger Mace	4877 W. Horizon Ridge Dr	
14.	MELVIN BROWN	2427 TOUR EDITION DRIVE, HENDERSON	
15.	Kyungsoo Lee	7844 Salt Spray Ct	
16.	Alex PADILLA	3691 E. Reno Ave.	
17.	EDMARIE HOLAN	1000 Carmel Shores	
18.	Patricia Ulmes	3800 Wynn #718 LV NV	
19.	MICHAEL OZENNE	10173 GRANTS ARBOR RD. LV NV	
20.	Emily Bal	571 N 30 Ct	

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	Name (print)	Address and Zip Code	Signature
1.	[illegible]	3115 Cardinal Dr	Caridad Rivera
2.	Raul C Ruiz	2503 Mahala Cir	Raul C Ruiz
3.	[illegible]	6105 EAST SAHARA AVE 89142	[illegible]
4.	Tanya Lopes	6105 East Sahara 89142	Tanya Lopes
5.	Royce Reed	2208 Siesta, 89109	[illegible]
6.	Gladys perry	4025 pala Verde	Gladys perry
7.	Beverly Smith	6200 Hobart Ave 89107	Beverly Smith
8.	Stephen Cap	6337 W. Washington Ave 89107	Stephen Cap
9.	Isaac Epps	4595 Pennwood 89102	[illegible]
10.	Cliff Nauenburg	5516 Boulder Hwy 89121	[illegible]
11.	Casey Gunn	8685921 N Rancho 89130	[illegible]
12.	Romeo Mendoza	5501 Nellis Ave L.V. 89115	[illegible]
13.	D.K	6649 Way Burn Way LV 89107	[illegible]
14.	Johnny Kilbane	1502 S Las Vegas #14 89104	Johnny Kilbane
15.	Ana Maria Collier	2950 S. Decatur B-2	Ana Maria Collier
16.	Zeb Collier Sr	2950 S. Decatur Blvd # B-2	Zeb Collier
17.	Iris Woods	1123 Ice Crystal	Iris Woods
18.	[illegible]		
19.	Lisa McElreen		[illegible]
20.	Larry Aikens		[illegible]

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address and Zip Code	Signature
	KAAREN SUSAN RAYNER	9501 W SAHARA 116 89117	K. Susan Rayner
	Keksirin Millaguy	1832 Arbol Verde Way 89119	
3.	LAVONNE WRIGHT	925 Sierra Vista	
	MANUEL VARGAS	8841 SACRED FALLS	
5.	Patty Coldicoat	7916 Lupin Dr Pahrump	
	Shawna Hunt	9750 Black Way 89147	
7.	Donald Nelson	4145 Oakview St 89147	
	CAROLYN FRAZIER	701 ASPEN PEAK LOOP	
9.	Eric Aragon	SOUTH LAKE MEAD #32Y 89015	
0.	Maria Caminero	3591 Norsewin Dr. 89105	
	PEDRO SALVADOR	5000 ALTA Dr. 89107	
2.	JOSEPH VERGARA	615 ROYAL CREST CIRCLE #9 89109	
13.	Jennifer Guarino	8070 W. Russell Rd #1007	
4.	William F. Highline	6533 Hill View Ave 89107	
15.	Regan Sawyer	10173 Giants Marker Ct	
6.	Ray Sayers	4650 E CAREY AVE	
17.	JUNE SAYERS	" " " "	
8.	Brenda Walker	5275 W. TROPICANA 89103	
19.	Zdena Hayes	P.O. BOX 27019 LVNV 89127	
0.	Sam Wilson	320 S. FIRST ST 89101	

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address and Zip Code	Signature
1.	Michael Johns	1980 Upland Blvd W, Las Vegas 89107	
2.	Joyce Cureton	3658 Huerta Dr. NV 89121	Joyce D. Cureton
3.	June Griffin	2753 Sidewinder NV 89121	
4.	ERIC GONZALES	4855 BOULDER HWY	
5.	Yolanda Coleman	11050 Desert Dove Ave	Yolanda Coleman
6.	ALVARO PUEDA	6530 ANNIE OAKLEY DR #1422	
7.	RODOLFO C. SERAME	8345 HUNTER BROOK	
8.	DINA LACAMBACAN	8345 HUNTER BROOK ST.	
9.	ELIZABETH SALAZAR	432 STAGHORN PASS AVE	
10.	ROMEO S. ANTONIO	5541 NEBO AV 89118	
11.	Phacharapha Henk	54 Sacramento Dr. 89110	
12.	JOSHUA SOARES	3601 Cambridge #261 89109	
13.	JAMES THOMPSON	3650 STOBER BLVD #222 89103	James Thompson
14.	Khaleef Arnold	10654 Lunar Crest Ave	
15.	DEBRA NAFALI	5261 JANFREE Ct #31 89103	Debra Nafali
16.	Yara Tadlock	1825 Avocado Ct. 89014	YARA TADLOCK
17.	Monica Fuentes	2446 Harmonart 3B 89109	Monica
18.	Anthony Anderson	2236 Valley Dr 89106	Anthony Anderson
19.	HERBERT WATSON	3132 WEST ST FILDS 89124	
20.	Gilbert Davis	6260 Viewpoint 89156	Gilbert Davis

CLV01017

A Petition to the Mayor and Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address	Signature
1.	Alfonso Tenorio	6255 W Tropicana #479 89103	
2.	Debbie Gravette	343 Listo Ct. Las Vegas 89107	
3.	Terry Estell	2646 Blue Reef Dr	
4.	Janice Latum	2646 Blue Reef Dr N.L.V. 89032	
5.	Robert Lawrey	6581 Kildare Ct	
6.	Renee Neighbors	5055 W. Hacienda Ave (89118)	
7.	Loretta Wendt	3386 Listo Del Mar Ct	
8.	Samantha Mora	1124 Sierra Vista Dr #4 89101	
9.	Rebecca F. Garcia	5820 Harmony Ave 89107	
10.	Conrado Mayo	7438 Sally Forest	
11.	Martin Richmond	860 N 18th St	
12.	Nancy Issa	4113 Fortune Dr	
13.	Alfredo Magdaleno	3922 Palmavista Ave	
14.			
15.			
16.			
17.			
18.			
19.			
20.			

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address and Zip Code	Signature
1.	Michael Kanichkouski	10175 W. Spg. Mt. Rd #7008 89117	
2.	Joe. Fopiano	2900 S. Valley View	
3.	Martin Serpico	4511 Las Vegas Blvd North	
4.	Jack Robinson	2878 Renegade Dr	
5.	Erika Byrd	6959 Peggy Dr	
6.	MIKE SHUTOO	4460 BRUMA 1711	
7.	MARIA BENSON	3005 ROSEVILLE, LV NV	
8.	ALEC PAYO	5916 SASSA ST.	
9.	Angie Smith	7044 Clearwater Ave	
10.	David Byrd	3347 Warnock Rd	
11.	ROBERTO FUNCION	11021 KINGS ARMS LN 89138	
12.	Mirna Vargas	10304 Sespe St. NV	89108 Mirna Vargas
13.	Diana Caldarola	9720 Granton Ave LV NV 89148	
14.	John Dolan	4216 Bella Cesara St	
15.	Yongsu You	5870 W. Harmon ave #208	
16.	Demetrius Lynch	8101 W. Flamingo LV NV 89147	
17.	IDELLA HORTON	4571 MACHER WAY ABTC	
18.	DANIEL A. LAGRANA	2750 SO BUENAVISTA #3074 LV. NV. 89117	
19.	Robert White	2891 N Rancho 89130	
20.	Estrelita Cabasug	3091 W. Oakey Blvd, 89103	

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address and Zip Code	Signature
	EDUARDO ROIS	3832 PALOS VERDE 89119	
2.	Brar Rodriguez	116 N 19 St	
3.	Jay Krentz	918 White Cap Rains	
4.	JERRY E. MYERS	5411 PINE RANCH	
5.	Robert R. Lewis	3141 # A Michael Way	
6.	Vincent Cerundo	209 - N. 15th	
7.	Teresa Gonzales	316 W Patterson	
8.	Rebecca Nevas	3535 Cambridge #251	
9.	SHEILA ANDERSON	2316 SEANNE DR.	
10.	Edward F Collins	5641 MARIA AVE	
	Alice Soto	1701 N. Jones	
12.	NANCY ANN WAYNE	5333 HOMERIA ST. 89113	
13.	SANTOS PLOCHE	1021 CANOSA 89104	
14.	Ruth Saenz	3150 Nellis Blvd	
15.	Deloles Kegel	2511 STORKE LN	
16.	Maria R Rodriguez	1225 E Hacienda 6	
17.	David Hans	8516 W. Lake Mead 89128 #168	
18.	Nekon Mulenda	520 San Pablo #07	
19.	Tammy Tabura	595 S. GREEN VALLEY PKWY #512	
20.	DIANE LEBRON	5609 ALTA DRIVE	

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address and Zip Code	Signature
1	GUILLERMO CORONADO	7856 PRESCOTT HENDERSON NV 89074	
2.	Frank Lennon	1001 4th St. L.V. 89104	
3	Daniel Mathews	570 Groft Way Henderson	
4.	Scott Stancliff	2279 Ranger Ave 89074	
5.	VERNA Castillo	5784 Royal Crest LE 89130	
6.	Terry Wilson	3315 N. Indian Horse Ct.	
7.	Richard Wilson	" " "	
8.	ZORAIDA LIMBAG	522 N. Lamb BLVD. 89110	
9.	Renata Davis	590E Twain Apt A36 Las Vegas NV	
10.	William D. Burch	P.O. Box 883, Pahrump, NV	
11	Dorothy M. Burch	P.O. BOX 383 Pahrump, NV	
12.	Cynthia Montoya	3060 S. Decatur Blvd #87 LVNV 89102	
13	Misty Perry	3060 S. Decatur Blvd #87 LVNV 89102	
14.	Monica Gomez	2684 S Decatur #206 89102	
15.	MARILU B CAMAMA	600 N. Pecos Rd Apt 2148	
16.	JERRY KOTERO	337 Meadows Ave.	
17.	Toni Stratton	4571 Macher Way #C	
18.	Alanna Gradias	2255 Sunset Rd #1046	
19.	Kelly Castillo	2255 Sunset Rd. 1046	
20.	Roxie Collins	2881 N. RANCHO	

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address and Zip Code	Signature
	Virgilio Cabasug	4309 W. Carey Blvd. 89102	Virgilio C
	Ron Williams	640 McKnight St 89101	Ron Williams
3.	Kelley DeCkery	4116 Newbridge Way 89032	Kelley DeCkery
	John Filsinger	7185 Whitecap Rains Ct	John Filsinger
5.	Carlos A Muniz		Carlos A Muniz
	John L Reed	3045 Lindell Rd	John L Reed
7.	Marla Geraldo	7147 S. Durango Dr. #203	Marla Geraldo
	Cherry Cole	Hermon	
9.	Audrey Polk	3440 Winterhaven 89117	Audrey Polk
11.	Jeffrey Hellie	4089 Boston Ave. 89121	Jeffrey Hellie
	Abdiel Navarro	6229 Yerba Ln 89108	Abdiel Navarro
	Shawn Tamm	1325 S 11th St 89104	Shawn Tamm
13.	Rose Faro	4632 Bumblebee 89122	Rose Faro
	Crystal Walls	5917 Gordon Ave. 89108	Crystal Walls
15.	Avery Brandon	4515 Tamarus Ct. 89119	Avery Brandon
	M. Bolanos	P.O. Box 95331 L.V. NV. 89193	M. Bolanos
17.	Tom Bartley	7189 S. Durango Dr #303 89113	Tom Bartley
1.	Aaron W. Blagg	P.O. Box 90221 89021	Aaron W. Blagg
19.	Brian Kong	4611 Lady Bug Cir. 89122	Brian Kong
2.	Wendy Krat	9550 W Sahara #2030 89117	Wendy Krat

A Petition to the Mayor and Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address	Signature
1.	DORIS ATHENRY	3000 PROMENADE BLVD 89107	Doris Athenry
2.	Arnel Estrada	4651 Sun Valley 89121	Arnel Estrada
3.	JOSE GUTIERREZ	4409 Via Torino 89103	Jose Gutierrez
4.	Shaymayne Gonsalves	2401 Sun Shores Dr 89128	Shaymayne Gonsalves
5.	ROBERT R. Landes	3601 El Conlano #1302	
6.		Sheely CO. Clerk	
7.	Paul G Crawford	1075 Plantation Rose Heights	
8.	Yvette Vidinha	2401 Sun Shores Dr.	Yvette Vidinha
9.	LARRY GLEADLE	3011 SWENSON 89119	Larry A Gleadle
10.	Juanita S. Athey	9 Cottonwood St. B.D 89004	Juanita S. Athey
11.	MARK W KWOK	9317 Iceland Sky Ct 89148	Mark W. Kwok
12.	Vilma BECHTOLD	8012 DRACO Cir. 89128	Vilma Bechtold
13.	Christa Ross.	713 E Sahara 89104	Ross.
14.	Carl Carlock	9100 Flamingo 89147	
15.	PAULA RICHARDS		Paula Richards
16.	Ty Unruh	9901 W. Sahara Ave.	Ty Unruh
17.	William Terry	9055 Pavell Plateau Court 89148	William Terry
18.	Claudia Crowley	PO Box 33547 89133	Claudia Crowley
19.	Andrew Ozuna	1164 Jessica Ave 89104	Andrew Ozuna
20.	Melanie Olson	360 Arroyo Grande 89014	Melanie Olson

CLV01023

A Petition to the Mayor and Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address	Signature
1.	Don Anderson	6749 W Charleston #7 89146	
2.	Patricia Anders	6749 W Charleston #7	
3.	Aaron Kharon	9317 Iceland Spot Ct 89148	
4.	Laura Schneiderhan	506 Cosmic Star Place Henderson, NV 89052	
5.	[illegible]	6613 Sterling Springs 89108	Don Gardner
6.	Daniel Richter	8050 Boardwalk Way 89123	
7.	Charley Horgno	7603 Parnell - L.V. NV 89147	
8.	Nilda Mon Thomas	10938 Maurice River Rd Las Vegas 89129	
9.	Bela P. Hurtado	260 E. Flamingo Rd	NV 89169
10.	Penny Gavin	6501 Vegas Dr	
11.	Jenna Huntington	1553 Pine Ridge 2767	
12.	Desmond Ballard	5716 Berwick Falls	89149
13.	JERRY GAUCHE	313 Hilo Ct. Henderson	89014
14.	Alfredo Meneses	#9901 W. Sahara #2009	
15.	Robbie Lawley	5581 Kildare Court 89108	
16.	Marlene Tozer	619-01 90 41	
17.	Leslie Cavin	2120 Rancho Ave	
18.	Clarisdad Agustin	93 E Reno Ave.	
19.	Walter Jennings	8866 La Manga	
20.	Karen Akvillard	8163 Ironwood, Mesquite	

A Petition to the Mayor and Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address	Signature
1.	Jerry Hooker	31 W. Owens	
2.	Montenii Divaraman	3745 Manhattan, LV	
3.	Meshell Scott	3534 n campbell	
4.	LAMIRA HAT	3574 N CAMPBELL	
5.	DONN N. MILLER	1482 GLENTY CT, #B	
6.	Argenis Herrera	6161 Meadow Vista Ln	
7.	Karl J Pancoe	2775 Fremont #2031	
8.	Robert Williams	4801 Spencer St	
9.	LeRoy Jackson	2850 E Bonanza #8961	
10.	Vera Couch	3171 Key Largo Dr #70	
11.	Laura Lauer09	2800 E Sahara #216	
12.		5600 Boulder Highway #23	
13.		22 Sunbeam	
14.	Jed D. Inwilly	325 S. 3rd ST	
15.	GLORIA A. MOSS	400 Bruce #142	
16.	NGUYET LE	4270 QUILTING ST	
17.	CUONG DANG	4664 Livermore	
18.	Leticia Herrera	1112 Palmer St. 89101	
19.	Carolyn Pettillo	3335 E Lake Mead	
20.	Gary M Greene	6044 Black Gold St	

CLV01025

A Petition to the Mayor and Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address	Signature
1.	VICTORIA P. DUMANGAN	4400 S. Jones #1096	V. P. Dumangan
2.	Antonio B. Soto	23 Summit Dr.	Antonio B. Soto
3.	MYLA A. ARTIMEZ	4643 Violet Breeze Way	Myla A. Artimez
4.	Angelica Guy	1000 Desert Blvd #827	
5.	Kenneth Roberts	6912 PRAIRIE WAY	Kenneth Roberts
6.	Kenneth Roberts	6912 Prairie way	Kenneth Roberts
7.	David N. Sanford	9501 W. SAHARA	DAVID N. SANFORD
8.	Freya Moshos	36 BELLEESSENCE	FREYA MOSHOS
9.	Cecilia Smith	8310 W. Charleston #1033	CECILIA SMITH
10.	Steve Wohlgemuth	620 Kenny Way	Steve Wohlgemuth
11.	FLORA PARKS	913 SAHARA WAY	
12.	Sharon Wright	1100 SAHARA WAY	
13.	Cynthia Cruz	5855 Swenson	
14.	Dora Dumanchelle	6149 meadow Haven	Dora Dumanchelle
15.	Cynthia Zacharias	743 Triple Crown	Cynthia Zacharias
16.	JUNE LAFALCE	909 Sahara Way	June Lafalce
17.	Sheri Davis	2692 Spruce Creek Dr	Sheri Davis
18.	Barbara Kennedy	5412 Seabough Ave	Barbara Kennedy
19.	Anthony Davis	3657 S. Azure St.	Anthony Davis
20.	JACK BOCHANSK	1028 FREMONT	Jack Bochanski

(DEAF)

A Petition to the Mayor and Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address	Signature
1.	T. [illegible]	72 Macon St.	Frederick Jones
2.	G. PEDRINI	6101 HEATHER MIST	
3.	J. FOX	PO Box 2194	
4.	John Bloven	3374 Carla Shawn	
5.	[illegible]	7900 Bridge Gate Dr	
6.	[illegible]	1240 10TH ST	
7.	[illegible]	6611 W Tropicana	
8.	[illegible]	5812 Irish Spring	
9.	[illegible]	4734 San Sebastian	
10.	Dan Hyde	4108 Fenton Pl. NLVNV 89032	
11.	N. Morneau	1601 Crest Haven	N. Morneau
12.	Laurie Abbott	5503 Tanya Ave	
13.	Linda Mazzeo	6209 Buffalo Dr 89146	
14.	MELISSA MASON	2936 Valley St 89101	
15.	Yaseem O'Neal	989 E. Flamingo	Yaseem O'Neal
16.	Margarita Fuentes	2402 Paddee Pl	
17.	Tony Swalley	6501 Vegas Dr 89108	
18.	Geraldine Bird	3700 E. Stewart 89110	
19.	Timothy L Davis	3550 Boise Rd #501 89108	
20.	Michele Schaefer	4189 Creedmoor St. 89147	

A Petition to the Mayor and Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address	Signature
1.	Jeffrey Gill	3084 Warm Springs #2116	
2.	Reid Gorman	203 Rusty Plank Ave	
3.	Nowin Sukkho	2863 Calli del Oro	
4.	Tan Nailso	2564 Wiperson	
5.	DANNY MARTAGNE	925 Sandhill Springs	
6.	Jaime Rodriguez	5055 W Harmon Ave	
7.	MICHAEL BERTRAND	P.O Box 621854, LV NV 89162	
8.	Pamela Bertrand	PO Box 621859 LVNV 89162	Pamela Bertrand
9.	Steve Vandenbergen	10728 Nellsboro 89144	
10.	SABRINA VELASQUEZ	129 N. BRUCE ST 89104	Sabrina Velasquez
11.	RON LEVERSON	5050 Rainbow	
12.	MARTHA JONES	2080 KAREN AV. #141	
13.	DIANE RIZZO	901 Bruce	
14.	Crescencia Quevedo	3724 Cactus Wren	Las Vegas
15.	B. Stauffer	1719 E. Harmon #D	Las Vegas
16.			L.V.
17.	Marlys Harmon	6713 Old Pleasbury	Las Vegas NV.
18.	Stacy Greene	6044 Black Gold St.	
19.	Brittany Adamovich	3900 E Sims St	Brittany Adamovich
20.	Terry Hughes	5433 Cortaro	

A Petition to the Mayor and Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address	Signature
1.	LIDIA JACOBS	428 SEBASTIAN AVE	Lidia Jacobs
2.	FRED ARCURI	7272 GLACIER BASIN CT	
3.	Ingi Crawford	253 Buckskin Henderson	
4.	Cynthia Veal	4858 Karen Ave #131	Cynthia Veal
5.	Solis Gilberto	182 Caswell Ct. Henderson	Solis Gilberto
6.	AL MOROSI	3209 BURTON AVE	
7.	Rhonda Morosi	3209 Burton Ave	
8.	Temeko McCluskey	4021 S Decatur	
9.	Manuel Zeeck E.	5056 Duneville #1245	
10.	Kenneth Boeke	4051 #19 W Vikings	
11.	AMELIA BOEHLE	4051 W VIKINGS 19	
12.	LYDIA DRUHLE	8408 Running Deer Ct #10	
13.	Teresa Kennedy	5808 Bromley Ave Las Vegas	Teresa M Kennedy
14.	Arlene Gavin	9128 Rondo St	ARLENE GAVIN
15.	JOHN HARRIS		
16.	M.E. KOHLHAMMER	5108 PEBBLE BEACH BLVD APT A	
17.	SARA RUTH LOPEZ	3600 SWENSON ST APT 406	
18.	Barbara Bock	3514 Garden Grove	
19.	JANE DELIA	524 SIBERIA ST. HENDERSON	
20.	Shawn Sinor	6920 N. Mtn. View Pahrump	

CLV01029

A Petition to the Mayor and Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address	Signature
1.	CAROLE A. IRONS	4225 S DECATUR #2121	
2.	Ammie Miller	4734 San Sebastian	
3.	DAVID BROWN	4971 ORINDA CR	
4.	KEITHA FRAKES	6500 W. Charleston #219	
5.	Bertha Nasci	5301 Sandra Branch 89129	
6.	James Lenz	525 E. Bonanza 89101	
7.	Sonia Ou	183 staten Island Ave LV NV 89123	
8.	Troy Hartley	2925 Ingram Place	
9.	Heather Steadmen	2500 E Karen #701 89121	
10.	PROVIDENZA CORTESE	3550 PARADISE RD 89109	
11.	CORNELIO B. LAY	7531 FYNNWOOD DR	
12.	SONIA H. LANT	531 Tynan Valley Dr. Las Vegas 89148	
13.	KAREN MARTINEZ	10237 James Hudson Ave LV NV 89129	
14.	David Martinez	10237 James Hudson 89129	
15.	Gloria M. Perez	4446 SandCastle St	
16.	Joan flores	2895 E. Charleston	
17.	Sue Williams	1448 N. Jones Blvd 89108	
18.	Johnny B. Jones	6229 S Hoffsteil Dr	
19.	Wayne A Newton	2314 Sierra Summit St.	
20.	MARLENE WOODS	2401 SUN SHORES	

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address and Zip Code	Signature
1.	Ruth LaGuna	5425 Tussing Way 89149	Ruth J LaGuna
2.	Milee L:	6768 Valencia Hills ST 89141 L.V. NV. 89139	
3.	Aleta Dorado	3445 W. Moberly Ave	Aleta Dorado
4.	GEORGE FOSTER	7312 Purple Shadow Ave 89113	George Foster
5.	John Beyler	5109 Forest Oaks Ave 89149	John Beyler
5.	John David Smith	5805 W HARMON AVE. #189	John David Smith
7.	GARRETT VANDERBECKEN	9325 Boulder Oak	
3.	GILBERTO TAPIA	4032 ACIENEGA ST	
9.	JOE GIORDANO	5150 TURKEY VINES DR	
10.	ROBERTO RODRIGUEZ	2029 E 5ST LOUIS · 89104	
11.	Martin Rosa	525 HARRIS ST. HENDERSON	Martin Rosa
12.	KEV TAHL	248 [illegible] Ave	
13.	Rebecca Avalos	167 White Butte St. Hnd.	Rebecca Avalos
14.	Celeste Perez	3043 Pebble Lot St	
15.	Sally Kelekolio	4370 Terrace Hill Rd	Sally Kelekolio
16.	GLORIA R VELASCO	3350 CAMBRIDGE ST	Gloria R Velasco
17.	Lloyd Robinson	3737 Silent Hill Dr 89147	Lloyd Robinson
18.	Essex Clark	4574 Charles	Essex Clark
19.	Dinice Felix	712 Pioneer St. LV NV 89107	
20.	Emmanuel M. Jaramillo	4960 Rosa Dr. Las Vegas, NV 89	

CLV01031

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address and Zip Code	Signature
	James Roose	2900 E Charleston #16 L.V.	James Roose
2.	Mackenzie Nave	4220 Thyme Ave 89110	Mackenzie Nave
3.	Kameela Piper	2001 Gravel Hill St. 89117	
4.	Royce Murrah	611 Biltmore Dr.	Royce Murrah
5.	Melissa Mayenschein	6666 W. Washington Ave 89107	Melissa Mayenschein
6.	Antonia Burch	9522 Cherry Hills Ct 89147	
7.	BRC HD	3786 FALCON SPRINGS DR 89147	
8.	Elizabeth Najera	2701 N. Decatur #2083 89108	Elizabeth Najera
9.	Mark Gaynes	7259 Goldenstar 89130	
10.		1832 Sierra Valley Way LVNV 89128	FRANK J. BRUNO
11.		2604 Valparaiso LV 89108	Paula Dixon
12.	Ed J. Kling Jr.	210 N. 10th Street Lv. 89101	Ed J. Kling Jr.
13.		30001 Lake Mist 89117	
14.	Suzanne Hanson	1101 E Tropicana #2109	Suzanne Hanson
15.	DAVID BILL	1101 E TROPICANA #210	
16.	Ron Budge	1030 Chaplet ct 89	Ronald H. Budge
17.	Joel Hoban	5235 Golden Lane #A	
18.	Carina Liman	2536 Rye St Las Vegas NV 89108	
19.	LUCAS MONTANO	4516 GIBSON ST.	
20.	OSVALDO FERNANDEZ	2709 LAVA ROCK NW	

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address and Zip Code	Signature
1.	AL MAGNUSON	291 W. LOMBARDY - HENA 89015	
2.	Anthony LeBron	5609 Alta Dr	Anthony LeBron
3.	Matthew Storey	7060 S. Arville LV 89118	
4.	NESTOR	195 Symmons St.	
5.	Pat Ahern	1450 E. Pebble	
6.	JASON JUNG	2639 Boise St. L.V. NV 89121	
7.	HONG, Chong	4798 Arial Ridge St 89147	HONG
8.		1145 Sunbrook Ct LV 89123	
9.	Kimberlie C. Hall	4924 Reiter Ave LV 89108	
10.	Carlos Ernesto	219 Pt Rd 3580	
11.	Theresa Smith	335 E Harmon #73	
12.	Melissa Nuciola	212 E. Derby Ave.	
13.	FARID ELGHAZI	9766 SWEET JASMINE DR 89148	
14.	VICTORIA CASTILLO	249 N Bruce Las Vegas 89101	
15.	BRIAN BROWN	601 McKnight #2 89101	
16.	LOYE ABRAHAM	10520 Shadowcrest ave.	
17.		1917 Pinon Ave 89101	
18.		199 CROW 89146	
19.	AMOS JOHNSON	7035 Sawtooth Ct. 89128	
20.	CYNTHIA FISK	2900 E. Charleston #161 LV	Cynthia Fisk

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address and Zip Code	Signature
	Carla Martinez	4211 Ridgewiew Dr 89103	Carla Martinez
2.	Lisa Miranda	5566 Lustrous ct LVNV 89148	Lisa Miranda
3.	Maria Ramirez	6770 Boulder Hwy 89122	Maria Ramirez
4.	Michael L. Smith	831 Sunrise Peak Ln. #101	Michael L. Smith
5.	Stephanie Ginsberg	5024 So Rainbow Bl. #105	Stephanie Ginsberg
6.	Frank Whitfield	2349 Sug Hudson	Frank Whitfield
7.	David A Yokel	7330 Almeraya Brook 89131 57	David A Yokel
8.	Ann Lamley	5093 Shadow Mist 89148	Ann Lamley
9.	Michael McNeive	7809 Hoversct 89129	Michael McNeive
10.	Robert Quintana	9082 Mowlang LV 89123	Robert Quintana
	Raymond Hendrickson	110 N 15th #39	Raymond Hendrickson
12.	Jennifer Ryser	5310 W Harmon #1024 89103	Jennifer Ryser
13.	Robert Burk	7413 Pirates Cove RD LV NV 89145	Robert Burk
14.	Esau Gerardo	1455 E Katie 89119	Esau Gerardo
15.	Jeffrey Frazier	2012 Beverly Way 89104	Jeffrey Frazier
16.	Melissa Novio	8859 Silent Hill Dr. LV NV 89147	Melissa Novio
17.	Mary Sisowath	5921 E. Harmon Ave #M14 89121	Mary Sisowath
18.	Andrew Jacks	3134 Cameron St LV	Andrew Jacks
19.	Jimmy J. Zehn	2121 Jones BLVD #176 LVNV 89108	Jimmy J. Zehn
20.	Shauntae Marshall	3318 N Decatur #1104	Shauntae Marshall

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address and Zip Code	Signature
1.	Jeana Angelle	3951 Siena Heights Dr #1614 Hend 89052	Jeana Angelle
2.	Elaine Skelton (Elaine SKELTON)	2050 Magic Way #167	Elaine Skelton
3.	ROBYN GILLESPIE	3724 W RED COACH LN, Henderson NV 89015 NV 89031	
4.	Christina Smith	66666 W. Washington Ave. Las Vegas, NV 89107	Christina Smith
5.	Micheal Handy	6666 Washington Las Vegas 89107	Mich D. Handy
6.	J. T. Carpenter	585 Welpman LV 89124	J T Carpenter
7.	E. VALDUENA JR	7717 SPECTACLE LN 89128	E. Valdueno Jr
8.	MICHELLE HARTMAN	7259 GOLDEN STAR 89130	
9.	David Smith	7253 Durango	David Smith
10.	Jason Smith	7253 Durango	
11.	Maria Castaneda	3536-CACI-Dr	
12.	Cash Frye	8781 Country View Ave	Cash Frye
13.	Omar Blanco	Viking #139	
14.	Estefania Ortiz	1750 E Baker #3-75	
15.	Charles Husband	2701 N. Decatur #1050 89107	
16.	Kevin Witz	1245 Pacific Terrace Dr	
17.	Vanessa Fiesco	3120 S. Wynn #45	
18.	Luis Martinez	767 Spy Glass Ln 89107	
19.	Elsie Alessandro	3635 Dana Way 89103 89103	
20.	Daniel Wescott	~~8665~~ 5070 River Glen Dr.	Daniel Wescott

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address and Zip Code	Signature
	KARL ALBRIGHT	2311 BUCKBOARD LN	
2.	Michelle Chase	4155 Gibralter St.	
3.	JOHN WAGNER JR	4156 BRIGHTHILL AVE	
4.	Ruben Lopez	4917 N Pawnee LV NV 89108	
5.	CAROL EDWARDS	2851 S DECATUR 89102	
6.	Deanna Souza	2521½ Sunrise St. 89101	
7.	Tania Box	5034 S. Rainbow Blvd. #105 89118	
8.	Belgium Church	10024 Mahogany St	
9.	Lori Clifton	4825 Kovak Ln	
10.	Randy Hong	2602 S. Pavilion Ctr. Dr. 89135	
11.	LILI BECK	8225 SEDONA SUNRISE	
12.	PETE MATTHEWS	1246 Prado Del Rey LV NV 89128	
13.	Larry Cable	4405 S. Jones Blvd. #112	
14.	Theresa Brown	601 McKnight #2 89101	
15.	MARGARET MULLINS	3021 Edmond St.	
16.	Glenn Ruiz	1917 Ryan Ave	
17.	Charles Morgan	209 N 7th	
18.	Carolyn Clark	7035 Sawtooth Cir	
19.	JACQUELYN BROWN	PO Box 230608 89123	
20.	Amber Schneider	428 Alpine Pl. LV NV 89107	

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address and Zip Code	Signature
1.	Al Shoraffy Ali	3955 Swenson St #44 LV. NV 89119	
2.	Al-Shomari Ran	Same	
3.	Tin Chin	5815 Doe St. 89102	
4.	Ken Payne	2146 Tiber Lake Ct	
5.	Sharon Horton	1450 E. Harmon #119-A	
6.	Nathan Wells	1306 Phillips Ave	
7.	Lynne Sipe	[illegible]	
8.	William Soomoya	6116 Cloudale Cir.	
9.	Steven Gelb	4732 Torrence Dr.	
10.	Carl Hamilton	321 Pavilion Lane	
11.	[illegible] Vargas	3254 Harvest Breeze	Lori Vargas
12.	Krystal Dixon	1600 E Harris #3 89101	
13.	Betty Clary	5758 Crescent Landing 89113	
14.	[illegible]	1400 E Fremont	
15.	Thomas E. Hamilton	1624 Palm St. #102 Las Vegas 89104	
16.	Millie Flanders	10400 Orange Cove Ct 89129	
17.	Paul Arnett	317 Mesquite #105 89101	
18.	Bonnie Fish	3445 Bunker Hill	
19.	Noel Wharton	218 S. 6 Street	
20.	N.F. Vournazos	8021 Pentunia Flower Way 89147	

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address and Zip Code	Signature
	James Williams	230 S Maryland Pkwy	
	Mary W. Williams	4901 Tamworth	
3.	Alberto Alvarado	3078 El Cedro Cir. L.V.	
	Elena DeCamillo	2700 N Rainbow Blvd #17-2126	
5.	Samuel T. Nunura	1521 N. Las Vegas Blvd #1273 89101	
	Lenora Fuku	335 E Harmon Ave	
7.	Nancy Carter	1825 Avocado ct. Henderson, NV	
	Mary K Lee	3841 Leisure Lane	
9.	Maria Zamora	6205 McAllister L.V. 89107	
	Jerry Holtz	4805 Helio St. LV NV 89119	
1.	L. Shepard	2116 Betty Davis St.	
2.	Ana Rivera	1602 Sexford Pl 89164	
3.	Milton Buffle	345 3 yorkminster 89129	
4.	Gerard Borgeff	150 Hoover St 89191	
5.	Maria Azucena Galvez	2363 Valmer 89122	
6.	Ada Hernandez	2640 Sherwood #5	
7.	Linda Simione	3010 S. Bruco St 89146	
8.	Shelly Noordhoek	2512 Calico St. 89108	
9.	Shahram Khosravi	3840 New Era Crt 89103	
0.	Lewis Terry	2255 E Sunset Rd LV NV 89119	

A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

We, the undersigned, wish to go on record in support of the development of a Social Security Administration building on Buffalo, just south of Charleston. We are in desperate need of a Social Security facility that is easily accessible, that has plenty of parking, and that has service facilities that provide conveniences for seniors and other residents. The proposed site and design on Buffalo will be a welcome change from the crowded SSA site now in service.

	Name (print)	Address and Zip Code	Signature
1.	Kay Bolton	125 Tiverton Ave Henderson	Kay Bolton
2.	Conboy, Yvonne	P.O. Box 232155 89123	Yvonne Conboy
3.	Joe Ellison	8204 Tivoli Ct 89128	
4.	Victor Aguirre	4429 Via San Marcos	
5.	Feloniece Crosby	1296 E. Horizon Ave Apt D	Feloniece Crosby
6.	Frank Skalecki	HCR 31 Box 348 Kyle Canyon Valley	
7.	Lisa Montiel	4740 Barelaway	
8.	Jonathan Rundell	6273 Pine Bluff Ave	
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A Petition to the Mayor and the Councilmembers of the City of Las Vegas in support of a Social Security Administration Office on Buffalo, near Charleston

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	Name (print)	Address and Zip Code	Signature
	Ursula Kirk	1359 S. 6V Pkwy 89052	
2.	Ronald Cole	7487 Willow Creek Dr.	
3.	Zelma Ferguson	1838 N. Decatur 89108	Zelma Ferguson
4.	Alice Landon	1755 Quail St.	
5.	Ron Landon	"	
6.	Jo Riera	900 SAN Eduardo	
7.	Victor J. Rodriguez	4314 Lucas Ave 89120	
8.	JOSE L. CASIQUE	405 WHITMAN ST. 89110	
9.	Renee Surtin	520 Sierra Vista #8 89107	
10.	Wesley L. Galvan	8657 Blossville Av. 89145	
11.	Betty Greenleaf	2600 Orville St-A-16	
12.	Hilary K. Diamond	5411 Zeldaqaroza #A	
13.	Isidora C. Bartolata	2900 S. Valley View	Isidora C. Bartolata
14.	Joseph ALTAVILLA	909 Solitude Springs	
15.	Cliff Cannings	9001 Purplehaze Street	
16.	LURLINE PM. PERRY	4025-Palos Verdes #735	
17.	ROGER GRODESKY	4151 Grotto	
18.	Rosa Martinez		
19.	Joe Jaramillo	1543 Dusty Canyon St.	
20.		89052	

EXHIBIT O

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

RECEIVED
CITY CLERK
2003 DEC 17 P 1:40

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.02, Section B.5)*. The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Larry Hicks	150 N Rancho Las Vegas, NV	
2	Nancy Fallon	Las Vegas, NV	
3	Loretta Fallon	Las Vegas, NV	
4		Las Vegas, NV	

CLV01041

CERTIFIED AS A TRUE COPY
Doreen L. Arauz
Deputy CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04

(15)

Items 8-9-11

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of *ZON-3176* and the *SDR-3177*, the proposed commercial and retail development of the northeast corner of Buffalo and Del Ray.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.02, Section B.5).* The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993:	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Dione Patterson	9805 N Charleston #205 Las Vegas, NV 89117	
2	Rochelle Schreiner	9026 Pelican Beach Las Vegas, NV 89117	Rochelle Schreiner
3	Dona Marder	9604 Rancho Palmas Dr Las Vegas, NV	
4	Danielle Andrews	6365 Black Swan Ct Las Vegas, NV 89118	

CLV01042

RECEIVED
CITY CLERK
2003 DEC 17 P 1:57

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginster, Kyle Wallen
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.02, Section B.5)*. The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	6782 S. Pioneer Way Las Vegas, NV 89113	[signature]
2	GERRIT HOPKINS	7104 ESTELLA AVENUE Las Vegas, NV 89104	[signature]
3	Annmarie Cerajeleera	1382 Sky Flower Ct Las Vegas, NV 89123	[signature]
4	Denalee Withers	5496 Night Swim Lane Las Vegas, NV	[signature]

CLV01043

RECEIVED
CITY CLERK

Hi Dana. Fax back to 804 0771

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Glaser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners

Please record into the written record of the November 20, 2003 Planning Commission Meeting any opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.02 Section 8.5)*. The proposed development is: (1) in the middle of a residential development; (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

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CITY CLERK
DEC 17 P 1:51

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Elain Mars	7173 Bayville Las Vegas, NV 89113	
2	JEFF Wescott	877 Pinecliff Dr. Las Vegas, NV 89015	
3	Kathy Calanton	959 Countryback Las Vegas, NV 8923	
4	Lisa Mitchell	Las Vegas, NV	

CLV01044

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To. Las Vegas City Planning Commissioners
Attention: Bob Glaser, Kyle Wallace
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposal change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.02. Section B.5)*. The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Maryann a Becker	1274 Redrock Las Vegas, NV 89104	Maryann Becker
2	Rita DePisa	1534 Roughridge Las Vegas, NV 89014	Rita DePisa
3	Al DePisa	1534 Roughridge Las Vegas, NV 89014	Al DePisa
4	Aurora Neronne	2492 Ram King Las Vegas, NV 89074	Aurora Neronne

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CITY CLERK
2003 DEC 17 P 1:51

CLV01045

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Gaster, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.02, Section 8.5)*. The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare, and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CARLA M Fick	11075 Alouette Las Vegas, NV 89141	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

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2003 DEC 17 P 1:51
CITY CLERK

CLV01046

RECEIVED
CITY CLERK
2003 DEC 17 P 1:51

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code, Chapter 19.02, Section B.5)*. The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	HAROLD KUHBACH	4605 CALLE MIRADA Las Vegas, NV 89103	Harold Kuhbach
2	MARK EVANS	116 CRAGHEAD AVE Las Vegas, NV 89117	
3	Arthur L Smith	Las Vegas, NV	Arthur L Smith
4	NEAL TROMOR	6554 W. Ashton Las Vegas, NV 89119	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

RECEIVED
CITY CLERK
2003 DEC 17 P 1:51

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. *(Las Vegas Zoning Code Chapter 19.02, Section B.5)*. The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	**November 20, 2003**
ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	ANAMaria Mora	303 Hermosa Av APT 165 Las Vegas, NV [redacted]	
2	Brian Hamilton	516 Alta Las Vegas, NV	
3	ROBERT VISSER	535 Buena Vista Las Vegas, NV	
4	Judith Murillo	550 Rancho Circle Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	3586 Dakota Mesa Las Vegas, NV 89121	[illegible]
2	[illegible]	1855 Lewis #105 Las Vegas, NV	[illegible]
3	[illegible]	5 & 6 [illegible] Las Vegas, NV	[illegible]
4	[illegible]	[illegible] Las Vegas, NV	

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	**November 20, 2003**
ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	[illegible] Las Vegas, NV 89123	
2	Vivian & Lyall	4483 Terra Fresca Las Vegas, NV	
3	Marilyn Gerkmeyer	Las Vegas, NV	
4	Sung Kim	232 Division Ct Las Vegas, NV	

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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2003 DEC 17 P 1:52

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Sally Mazza	Las Vegas, NV 89134	
2		Las Vegas, NV 89107	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV01051

Sent by Facsimile
562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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2003 DEC 17 P 1:5

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	**November 20, 2003**
ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	DANIELA JAGRON	Las Vegas, NV	
2	LJUBICA JAGRIC	Las Vegas, NV	
3	Teodora Marinkovic	Las Vegas, NV	
4	[illegible]	3150 S DECATUR #40 Las Vegas, NV 89102	

RECEIVED
CITY CLERK
2003 DEC 17 P 1:52

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562-6993 (Lyn Maloney - to verify count)
385-7268 (Planning Department Staff)

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Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	[illegible] Las Vegas, NV [illegible]	[illegible]
2	[illegible]	[illegible] Las Vegas, NV [illegible]	[illegible]
3	[illegible]	[illegible] Las Vegas, NV [illegible]	[illegible]
4	[illegible]	[illegible] Las Vegas, NV	[illegible]

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ZON-3176	**November 20, 2003**
SDR-3177	**November 20, 2003**

	PRINT NAME	ADDRESS	SIGNATURE
1	[illegible]	[illegible] Las Vegas, NV [illegible]	
2	[illegible]	Las Vegas, NV	
3	[illegible]	Las Vegas, NV	
4	[illegible]	Las Vegas, NV	

Please Circulate. Personal '04-C177

Sent by Facsimile
562-6993 (Lys Maloney - to verify count)
385-7268 (Planning Department Staff)

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Attention Bob Ginner, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993 November 20, 2003
ZON-3176 November 20, 2003
SDR-3177 November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Brad Thompson	10 Pondera St Henderson Las Vegas, NV 89015	
2	Aysha Mitchell	7900 Sea Spray Las Vegas, NV 89128	
3	Daniel Burkhead	2930 Ridger Ct Las Vegas, NV 89117	
4	Marcus Mitchell	7900 Sea Spray Las Vegas, NV 89128	

CLV01055

EXHIBIT P

Combined Verbatim Transcript: Items 150, 151, 152 and 153

GPA-2993, ZON-3176, VAC-3178 AND SDR-3177 – MOLASKY COMPANIES ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST

Appearance List:

OSCAR B. GOODMAN, Mayor
JANET MONCRIEF, Councilwoman
MARK FIORENTINO, Attorney, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway
IRWIN MOLASKY, 3111 South Maryland Parkway
GARY REESE, Mayor Pro Tem/Councilman
BART ANDERSON, Public Works Department
LYNETTE BOGGS McDONALD, Councilwoman
ROBERT GENZER, Director, Planning and Development Department
MARK ADAIR, 1401 Marbella Ridge Court
MARY GREEN, 1870 Black Water Court
PENELOPE LOHR, 1410 South Tenaya Way
WILLIAM LEONARD, 1700 Charles Lamb Court
GARN MABEY, 1404 Silver Oak Street
CAROLYN STONE, 1509 Ten Palms Court
LYN MALONEY, 1632 Marbella Ridge Court
MICHAEL BELL, 7425 Oak Grove Avenue
LARRY ANSPACH, 1509 Golden Oak Avenue
BARBARA CEGASVKE, 6465 Laredo Street
LEE FAIR, 1600 Charles Lamb Court
DON DAVIDSON, 2211 North Rampart Boulevard, #105
TODD FARLOW, 240 North 19th Street
WILLIAM McCURDY
JO KEILLY, 8105 Via Del Cerro Court
GARY HUNTER, Pastor, Greater Saint James Baptist Church

CERTIFIED AS A TRUE COPY
Deputy CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04

Combined Verbatim Transcript: Items 150, 151, 152 and 153

INGEBORG LEVY, 2445 South Tenaya Way
MARIE BROWN, 453 North 11th Street
JORINA GARETTO, 1500 Ten Palms Court
LOUIE OVERSTREET, 3120 Blue Monico Road
DAVID BERSTRUM, 2211 South Tenaya Way
CAROLINE NICHOLS, 2525 West Washington Avenue
TOM RICHNER, 3718 Richard Allen Court
RAYMOND BUTLER, 2525 West Washington Avenue
ZEL MESSICK, 1831 Pablo Court
KAREN GLASIK, 1401 Marbella Ridge Court
STEVEN "CAPTAIN TRUTH" DEMPSEY
ANDRES RAMIREZ, 4001 China Cloud Drive
ROBERT WELLS, 8109 Meantmore Avenue
LARRY BROWN, Councilman
MICHAEL MACK, Councilman
JENNIFER LAZOVICH, Attorney, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway
MARGO WHEELER, Deputy Director, Planning and Development Department
LAWRENCE WEEKLY, Councilman
BARBARA JO RONEMUS, City Clerk
BRYAN SCOTT, Deputy City Attorney
UNIDENTIFIED MALE
UNIDENTIFIED FEMALE

(5:33-8:22)
6-479/7-1
2 Hours 49 Minutes

Typed by: Vicky Darling and Gabriela Portillo-Brenner
Proofed by: Angela Crolli

COMBINED VERBATIM TRANSCRIPT: ITEMS 150, 151, 152 and 153

MAYOR GOODMAN

Item 150 is a matter that was not to be heard before 4:00 o'clock. We don't have to worry about that. The General Plan Amendment, it's going to be a public hearing on GPA-2993, Molasky Companies on behalf of William L. Cullings and the Schneider Family Trust. Request to amend a portion of the Southwest Sector Plan of the General Plan from DR, which is desert rural, to O, which is office, on 4.26 acres adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue. The Planning Commission failed to obtain a super majority vote, which is tantamount to denial. The staff recommends approval. This is a public hearing, which I now declare open. It's been suggested to me and in accordance with discussions that we had at a joint meeting, within the past two weeks, with the Planning Commission, that on issues concerning general plan amendments when they're coupled with other items on the agenda, that the first issue that the Council should decide without deciding the other issues, even though they're companion items is that of the general plan and whether it should be amended. So this will be the first time that we're going to try this new policy. I'm going to ask Mr. Fiorentino, who is counsel for the applicant, to address that issue.

I had a meeting with Mr. Molasky this morning, with Mr. Fiorentino, where we discussed generally his application. I had a meeting within the past two days with a group that I think represented themselves as a neighborhood alliance at the home of one of the residents in a nearby adjacent home to where this project is proposed and met with about 30 or 40 folks. And told them that I expect that this proceeding will go along in a, an appropriate manner. That the comments would be direct, that they would address the issues and I understand that great emotion runs in this particular application, both on the part of the applicant who has expended a substantial amount of money in order to place his plans before the authorities to get the opportunity to bid this project as well as the folks who live in the area where the project is proposed. And we understand that emotion, but I would hope at the time of the presentation that it be done in a logical, reasonable manner. I was advised by the neighbors that they would have spokespersons. That does not mean to say that I'm going to stop other people from speaking, but they indicated that there would be several spokespersons who would like to speak on behalf of the group, that the positions would not be duplicative. That they would not be repetitious, but

rather would address different issues which are of relevance to this Council in order for us to make our determination. And I would hope that they would abide by that agreement with their spokespersons in making the presentation. But as I say, I don't ever cut anybody off from expressing themselves, but those are the representations which were made to me and we would like that to be abided by.

At this time I'm going ask Councilwoman Moncrief to make a statement she asked to put on the record. Councilwoman.

COUNCILWOMAN MONCRIEF

Yes, disclosure, please. Item Number 50, 150, which we're going forward to, right now, all relate to a parcel of land which lies within the Ward 1 neighborhood in which I live. My home is approximately one-quarter of a mile from this site. I have sought advice from the City Attorney and believe that there is nothing which prevents my participation. The Ethics Code and statute warns against participation when my financial interest would be at stake and those financial interests are different than any larger group of the interested persons. I have no evidence that this project would have any effect upon the market value of my property, so I have no financial interests in the results of this vote. Further, I have no reason to believe that any noise, light or traffic created by the project would affect my life, nor would the completed structure even be visible from my property.

Accordingly, the benefit or the detriment to me, which could result from this decision, is no greater than it is for any other member of the larger group of you in Ward 1 residents interested in the quality of development in this neighborhood. So with that disclosure, I will participate in the decisions of these items.

MAYOR GOODMAN

All right. Thank you, Councilwoman. I appreciate that and, Mr. Fiorentino, we're delighted to hear from you.

MARK FIORENTINO

Good evening, Your Honor, members of the Council. Mark Fiorentino, 3800 Howard Hughes Parkway. I represent the Molasky Companies who are the proposed developer of this project. I'd like to start by asking Irwin Molasky to come and introduce himself to you and I've asked him to make a couple of very brief introductory comments before we get into the meat of our presentation, if that is acceptable to you.

MAYOR GOODMAN

It certainly is. And I should make this disclosure, Mr. Molasky and myself have been, I would say friends, for many, many years. Had a little falling out somewhere along the way concerning redevelopment in the Downtown area, but since that time have reestablished our relationship. He's been instrumental in our Downtown Redevelopment efforts. He's going to be developing the IRS building on a piece of property which is adjacent to the 61-acres that the City has acquired. I thought long and hard about my relationship with him and, as to whether or not that would effect my ability to sit fairly and to vote my conscience and I've determined that I'm able to vote, after hearing this presentation today, without any favoritism one way or the other. Mr. Molasky.

IRWIN MOLASKY

Thank you. Good afternoon, Your Honor and Honorable Councilmembers and staff. My name is Irwin Molasky and my address is 3111 South Maryland Parkway. My family and I are appreciative of the opportunity to present to you today this project. Our team will make a detailed presentation to you. However, I would like to start out by making two very brief points. First of all, many of you know that my family has designed and built and developed buildings in this community for over 50 years, from 10,000 apartment units to Bank America Plaza to Sunrise Hospital. During that time, we have never built a building that we and the community have not been proud of. During that time we have never made a promise that we have not delivered. During that time we have never built a project in someone's neighborhood that I would not want in my neighborhood.

I look each of you in the eye and I promise you that if you entrust us with your vote, we will build a project that we will all be proud of, the community will benefit and everyone will be proud of it.

Secondly, please listen carefully today and ask whatever questions you need to understand this project. I'm afraid that there has been much misinformation and much misunderstanding thrown out about this project. I will not dignify nor address all of the false information that have been circulated in petitions. It is important to all of us, the City, the residents and the people who will use this facility, that you base your decision on correct information. I thank you very much for your time and for your vote.

MAYOR GOODMAN

All right. Thank you. Mr. Fiorentino.

MARK FIORENTINO

Your Honor, we asked your staff to distribute to you in a booklet information. Have you got that?

MAYOR GOODMAN

I don't believe so.

MARK FIORENTINO

You want me to do it?

MARK FIORENTINO

Oh, yes please. I'll – get started while they pass them out. It's one booklet with a number of exhibits in it. The purpose of the booklet is to provide you with some information to try to address some issues that have been raised throughout this process. As Mr. Molasky say, said, we appreciate your patience in – giving us maybe a little bit more opportunity to go through this in detail than I normally ask of you. I do think it's important to everybody in this room that you

have some, the correct information in front of you and – please interrupt me. Some of this information is detailed and some of the pages in that book were not, I'm not going to dwell on unless you ask me to.

Where I wanted to start, on the overhead is copies of what is behind Tab 1 in the booklet. Addressing specifically the issue of whether this is an appropriate land use at this site and try to get you to focus on what is existing in this vicinity. This is the notification map prepared by your staff. The site is highlighted in black, bold around our site, as you can see. The numbers here, one through five, correspond to the numbers on the pictures that are in your book, so you can see which picture refers to which piece of property.

Before I go into that in some detail, I wanted to take a second and explain. It is true that when we originally contemplated this application and filed it that it included a larger piece of land. It included these two parcels further to the south. And contrary to what has been represented or implied to you about why we withdrew that, I think it's important for you to understand why we did. Because there's been some suggestion that we drew, withdrew it to manipulate the notice area, so we could avoid who we had to talk to on this project. And that, frankly, is just not true.

What happened is when we talked about this project with Mr. Molasky and other consultants who are working on this project, we made the collective decision that this site, the site that is remaining before you and the site to the south are different. They're dramatically different.

The site to the south has homes immediately adjacent to it. And no matter how you design it, no matter how you work on it, you are limited by physical constraints on what buffers you can provide. And so that is the reason that we withdrew a portion of the application.

Now, as you can see from the pictures, these are actual pictures taken in the last 30 days of what exists out in that area. Again, I will not spend a lot of time on these, but I do think they're important. These are not things taken half a mile away or a mile away, these are taken in the immediate vicinity of Charleston and Buffalo. To the north of our site, immediately adjacent to us, is an existing multi-family project. To the north of that, on the north side of Charleston, is existing commercial. It includes a tavern. There are pictures of the tavern for you in your booklet. On the southwest side of Charleston and Buffalo, there's more, very intense commercial. It includes some office, that's what this picture depicts. And it includes some

smaller user retailers. It includes a carwash, a gas station and a convenience store. And of course south of that location and immediately across the street from us is the All American Park, which extends beyond our site further to the south. We've got pictures that show you, obviously any body of you who use the park are familiar with that area, know that it can be a very intense use. But that's what's behind Tab 1 in your booklet.

Tab 2, what's in, on the overlay now is again a copy of the diagrams and exhibits that are in Tab 2. I'm not going to go through this again, line by line, but here's the point of this exhibit and why I wanted to talk to you about this. There has been a great deal of discussion or concern that we are with this application breaking new ground, with, where we want to put this type of development. That anywhere along this stretch of Buffalo, there is no non-single family uses on the Buffalo frontage that extend to the depth that would be the equivalent of this application. I submit to you that that, again, is not true. What you have is two aerial photographs; one takes the – area from Sahara north to Westcliff, this is Buffalo. This is our site here in yellow. This is the park we just discussed. The second takes the area from Westcliff to Lake Mead Boulevard. We've listed, and you can tell by the corresponding numbers, different existing non-single family residential uses on this stretch of Buffalo.

You will see, as you look at it carefully, that there are a number of circumstances where there are non-single family residential uses outside of the section line corners, and that extend to a deeper depth than what we're presenting for you tonight. The ones I wanted to highlight for you, only because I think they make the best examples, is first here. This is Number 17, which is just north of Alta, again on Buffalo. This is a cellular facility that includes a transmission facility and some accessory buildings. Roughly the same depth, not exactly, but roughly the same depth off of this street and certainly roughly the same depth off of Alta than our site would present for you today.

The second example I wanted to present to you is Item Number 31, which would be on the second page, highlighted here, just south of Vegas, but again extending to roughly the same depth with single family homes, much like we have here, in the immediate vicinity. That is a mini-storage facility.

The third two examples we can discuss together. They're Items 35 and 37 on your map; 37 is the corner of Buffalo and Lake Mead Boulevard and 35 is the corner of Vegas, slash Sea Spray and

Buffalo. Those are both very intense retail projects. They contain grocery stores and – intense retail uses. I think Item 35 is a particularly good example for a couple reasons. One, it extends well beyond the depth from Vegas than this project does. And second I used to live, until my family outgrew the house I lived in, immediately across the street on Buffalo. This, the circumstances are very familiar, or very similar to the circumstance we have today. There are houses that are immediately adjacent to this project and houses that are immediately adjacent to Buffalo on the other side of the street.

Finally, the other one I wanted to point out to you, I hope demonstrating the same point, is of course directly across the street from us, the park. Extends much further south from any section line or sect, center section line and I don't think anyone would argue that in terms of things like traffic and noise and lighting, it is a far, far more intense use than what we're presenting before you today.

AUDIENCE

Disruptive noise.

MAYOR GOODMAN

Folks. Folks, if you're rude, I'll throw you out of here. And – try me. Go ahead, Mr. Fiorentino.

MARK FIORENTINO

Thank you, Your Honor. The next tabs, Tabs 3, 4 and 5 are examples that we picked, showing both the aerial photograph and then actual pictures of the building that exists in other areas of the City to demonstrate to you that this pattern, this idea of using office to buffer major thoroughfares or more intense uses from existing residence is not unique. We did not make it up. We've showed you examples near where you live, Mayor, along the Rancho Corridor and Alta. There are pictures of both the commercial projects and the homes that are adjacent or in the immediate vicinity. Behind Tab 4 we have some examples in Ward 3. The particular example we showed was, is a Metro Substation and Training facility. Again, either immediately adjacent to or in a very near vicinity of homes.

COUNCILMAN REESE

Again though, if I might interrupt in Ward 3. All those projects you see there, not one of those applications had the group of people in here that we have here tonight.

MARK FIORENTINO

I – don't know, so I accept that as being true.

COUNCILMAN REESE

Thank you.

MARK FIORENTINO

Mayor, again behind Tab 5, we did the same thing for Ward 5, showed you another example. That one I think is particularly illustrative, because that office use is entirely surrounded on all three sides, by residential homes.

Tab 6, Your Honor and members of the Council, here's the point behind Tab 6. There's been a great deal of discussion about your previous actions, especially a couple years ago on the property immediately south of this, which was originally part of our application. And I think it's important for us, I think it's incumbent upon us to distinguish why those two cases are different. And what we did behind Tab 6 was to break down all of the information for each application, side-by-side, so you can compare them. Again, I won't go through them line by line, but here I think are the key points. The first is about the fourth line down.

East of our project there are no homes. It is a vacant parcel with an existing cellular tower. In fact, the closest homes are roughly 750 or so feet away from our building on the other side of that cellular tower. And I am told the grade is, not substantial, but it's different. So they sit below the level of this building. I say that right? Is it below? They said below the level of this building.

The second thing I think is important from you, deals with this distance or depth from a major intersection. Our project, at its northernmost point is only approximately 600, 7700 feet south of

Charleston. That other project was almost twice as far south. It's not easy to figure out, because our project is in between the two of them.

The third significant difference I think is that, unlike the project that was before you before, your staff recommends approval of this project and I'd, although obviously that does not compel you to do one thing or another, I do think it deserves some weight because I know how hard they studied and worked on this particular application, despite again some of the suggestions that have been made.

The final two points that I would like to highlight are on the second page of that tab. The first is the first line, and I think this is significant. That application contained eight separate buildings, which means in all likelihood, it would have at least eight separate tenants and eight separate users. This building is not like that. It has one main tenant and one main user, which has, we submit to you, a different potential impact on anybody who lives in this vicinity.

And finally, again, we've said this again, over and over again, it's the last line of that exhibit, that project, if you measured from the closest building to the nearest residential property line, it was only 60 feet, because they didn't have any choice. They were immediately adjacent to homes. Our project, the nearest home is approximately 300 feet, as the crow flies to the southeast, the homes to the, directly to the east are further away, but the closest homes are approximately 300 feet away, with substantial buffers in between. Which I will reserve, I guess, for the site plan discussion, if we get that far, Your Honor.

MAYOR GOODMAN

Thank you.

MARK FIORENTINO

Tab 7, here's the point of Tab 7. Lot of people, in fact they're wearing stickers today, using the term spot zoning. We disagree that if you approve this it will be the equivalent of spot zoning, much like your staff disagrees. And believe me, I've presented applications in my career that staff thought was spot zoning and they have no problem telling you when they see it. But the point of this exhibit is we pulled out some examples of your Zoning Code or your adopted

general plans of policies or requirements that address this issue specifically. There are numerous examples, where you either require or encourage single-story offices to act as a buffer between things like major thoroughfares and more intense uses and single-family homes. This is not new. This is not an idea we made up. It's not an idea your staff made up. They are, in fact, following the policies of your Codes and your plans when they evaluated this application I submit to you. Tab 8, I'm going to get booed over this.

MAYOR GOODMAN

You're not going to get booed.

MARK FIORENTINO

We took the petitions and spent no small amount of time that existed after the Planning Commission hearing, so everything that had submitted up to that point by the folks who are opposed to this and analyzed them. I do not in any way mean to minimize what your relationship is with your constituents or the importance of what your constituents think about a particular project. That is obviously a – valuable part of your consideration.

But we wanted to look at them using two criteria. The first was to – remove from the petitions, or from the total count of people who signed the petitions anyone who was outside the established neighborhood area, which I did not establish. The neighbor (sic) established itself, Charleston/Sahara/Durango/Rainbow. If someone signed that petition and they were outside that area, we – didn't count their signature. We also took duplications off or people who did not have physical addresses, so we could identify whether it, if it was a P.O. Box and we could not identify whether they were there or not, we took them off. The total number of signatures on the petitions that we were able to obtain through your records was 1195. Using the criteria to identify that I just laid out for you, there are 244 that were not duplications and could be identified within the particular community.

We did our own walking, door-to-door. I did not personally do it, but obviously we had someone do it. That is be, the results of that are behind Tab 10. We took copies of the site plan, copies of the elevations and had people to go door-to-door and explain the project. You can see from the –

nature of the petition, it's not in any way misleading. We told them it was a Social Security building, showed 'em its exact location and asked them to sign it and give their address if they supported it. The total number of signatures, and we only did this on four days, two weekends, was 508 people who signed in favor.

Now we did the same thing on our own, though. We took out signatures, a number of our signatures were just north of Charleston, but they were outside the boundary so we took them out. We also took you out if you were, lived in an apartment complex and you did not identify your unit number; okay? Because then we couldn't again verify exactly where you lived and whether it was a duplication or not. The total number remaining after you took, used those criteria on our petitions are 208; 508 without the criteria, 208 afterwards.

Tab 11, Your Honor, has a very minor point, but I wanted to present it to you. And then I think we have one more brief point and be happy to do what you think is best from there. We also went and asked people, again only on a couple days, at the existing Social Security building and asked them if they would support a petition to you requesting that you approve this. Now the reason we did that, obviously, is because the old facility is outdated. It's the reason we're here before you. It's difficult for people to get in and out of. It's very difficult to use because the building wasn't designed the way it should have been designed. People have to wait out in the heat or in the cold, depending on the time. They have to queue outside the building, which does not happen in this building. It's designed differently, so that everyone has to be inside the building. That's good for people who both using the building and good for people who have to look at the building. Because I think it's right to say we shouldn't have to look at a bunch of people standing around the building if we don't have to.

So those petitions are only meant to show you that there are people in our community who care about providing a good facility and no other purpose. You can give them whatever weight you deem appropriate.

Finally, given the constraint that you don't want me to talk about design issues, which I think are important, but we'll respect that.

MAYOR GOODMAN

Well, you could – certainly touch on it. There's no problem.

MARK FIORENTINO

I think it is important to talk a little bit about the uses of the Social Security building. I learned something, I guess. This facility is not just for seniors. There are members of every section of our community who will be serviced by this building. There are people who have issues with their disability benefits. There are people who have issues with their survival benefits. There are people who need Social Security cards, either children or anyone, just about anyone. I shouldn't say anyone who's trying to get employment because many employers in our town require you to have a Social Security card. You have to go into an office to get one. So, this is an important issue, to be able to have a – safe, useable facility is important to a lot of people in our community and it's not just seniors.

This building is only open to the public on weekdays from nine to four. Now certainly there're going to be times when the staff arrives a little bit sooner and stays a little bit later, but it's open to the public from nine to four. We have designed it with substantial buffers on all side (sic) of it. Substantial landscape buffers, substantial wall buffers, it is a single-story building that because of the way we designed it and the walls and because of the way the property slopes, you can't see it if you live east of it. You could see the very top of the building. But you can't see the cars behind the wall nor anyone who is standing in the facility could see your home or your house. And we think that's – very important.

And I guess I won't show you the pictures 'til we get to the, of the site plan or the building until we get to the site. So, we, this is unquestionably a very emotional issue for people, as well it should be. As, I don't think Mr. Molasky was bluffing when he said he'd put it in his neighborhood if he was going to put it in someone else's neighborhood. I'm not bluffing to tell you I'm proud to present the project to you. I think it deserves your support. I do not think it's unique. I do not think it's anything that doesn't exist in every other ward or area in the City. I didn't mention it, but obviously, Councilwoman McDonald, Peccole Ranch, you have office projects and retail projects that are in very close proximity to homes. You do, Councilman

Mack. You do, Councilman Brown. Everybody does. We didn't single these neighbors out and say we're going to pick on you and ask the Council to do something different than, hasn't been done in every other area of the City.

I'm happy to answer whatever questions you have or come back to try to address concerns. Whatever you want me to do, Your Honor.

MAYOR GOODMAN

All right. If you'd be kind enough to address the issue of traffic, because I drove out there yesterday and I see that there's a potential of a real problem with the way the road is situated there, as far as ingress and egress to the property.

MARK FIORENTINO

We had two accesses to Buffalo. One that is, well, I can't avoid showing you the site plan now. Can I do it for that purpose?

MAYOR GOODMAN

Go ahead. Yes, certainly.

MARK FIORENTINO

One that is in close proximity to the northern boundary of our site. Again, this is where the existing apartments. This is used by employees. This is a card-key access. You have to obviously have security clearance to be able to park here. The remainder of it is open to the public. The second access here, which will be primarily the public access. Most importantly, we agreed, the application's filed, it's actually pending before the Planning Commission, to turn Del Rey into a private street and – block it here, so that no one who was using this facility could have access to the residential neighborhood to the east. I think that was a reasonable request of the neighbors. We accommodated in the best way we can. No one who will use this facility, unless they go completely out of their way and get lost and go into or out of the neighbors, because of Del Rey or by virtue of this project.

Buffalo is a major thoroughfare. No one wants to hear that. But Buffalo is a major thoroughfare. It is designed, on your Master Streets and Highways, someone correct me if I'm wrong, to ultimately be a hundred foot right-of-way. It carries a lot of cars. I think eventually, again, and – if I misspeak, someone correct me, it will be widened in this area. The right-of-way exists to have it widened. It, some day, will need to be widened, whether you approve this project or not. There's no question that Buffalo carries a lot of cars.

Another good justification to create some transitional use between buffer and the homes. But again, the single most important point, I think, is our agreement to turn that portion of Del Way, Del Rey into a private road so that no one from this project can find their way into that neighborhood.

MAYOR GOODMAN

Are you able to access the property going in a southerly direction from Charleston, towards Sahara on Buffalo, without having to make a U-turn?

MARK FIORENTINO

My belief is, Your Honor, against someone could correct me if I'm wrong, that you could on this driveway. But currently the median extends far enough south that it would prohibit you making a left-turn into the gate area. But it does not extend further to the south. Now, I'm not going to promise that that won't change, because the staff has required a traffic study that in – part addresses where the – driveways will be and how they will design and where the median's going to be. And I will not profess to tell you what's best for traffic. That's for the Traffic Engineers to decide whether you should extend the median or not. My belief is you currently could make a left-hand turn into the later driveway.

MAYOR GOODMAN

I'm going to ask the staff. Do, are you able to answer my question?

BART ANDERSON

Yes, Your Honor, I am. The current median has a median opening at the Del Rey alignment. This provides access into the park to the west and it would also provide access through the proposed private street Del Rey into this site. To correct counsel, for the applicant, the existing or I should say proposed driveway, directly to Buffalo would not have direct access and it is blocked by the median. But Del Rey has the existing currently existing, allowing somebody to turn onto Del Rey and then turn into their site from the driveway they've proposed to Del Rey. Del Rey again being a private drive at that point, if the vacation that they have submitted is approved.

MARK FIORENTINO

Your Honor, and I apologize to Public Works, they, I was relying on the aerial photograph and you're right, now that the staff has focused in it, there's no question the median, it gets thinner there. So I didn't see it at first instance, but it – apparently does extend all the way to Del Rey.

MAYOR GOODMAN

Right, but then when they get to Del Rey, you tell, you have to take a U-turn –

MARK FIORENTINO

No, you would make a left into Del Rey and use the private drive and enter here. Off of Del Rey.

MAYOR GOODMAN

I see, in the back you have a – okay, you have access in the back, like that.

MARK FIORENTINO

Yes.

MAYOR GOODMAN

I got, all right. Thank you. All right. Any questions of Mr. Fiorentino?

COUNCILMAN REESE

Yes.

MAYOR GOODMAN

Yes, Councilman Reese.

COUNCILMAN REESE

Just one question. With the General Plan Amendment, why are we looking at this location instead of a location say on Sahara or Charleston or another location? Why did – we pick this location?

MARK FIORENTINO

Very good question. Try to give you a very good answer and I know Mr. Molasky's going to hit me in the back of the head with a piece of paper if I get the answer wrong. So there's no chance of me not getting it right. We had to go through a – bid process with the federal government. The federal government has identified very specific areas in which they're going to locate three Social Security buildings based on population demographics. There's going to be one somewhere in this general vicinity. There's going to be one in North Las Vegas and one in Henderson. And they have identified a very specific perimeter that you have, if you were going to make a proposal to them that you had to be within. Mr. Molasky was one of, I believe, somewhere around seven or eight bidders to the federal government. They dictated again where the general vicinity would be. He was the only Nevada developer in the list. They selected him based on the selection of this site. He has no authority because he has a commitment through the bidding process of – the federal government. This is the preferred site of the federal government. To present any other application to you, nor as far as I understand it, would anybody else currently have any authority to show you a different site, because it's the government that selected this particular site, in this general vicinity.

COUNCILWOMAN MONCRIEF

Excuse me, Your Honor.

COUNCILMAN REESE

Excuse me, the government –

COUNCILWOMAN MONCRIEF

I'm sorry, go ahead.

COUNCILMAN REESE

The government picked this site?

COUNCILWOMAN MONCRIEF

No.

MARK FIORENTINO

They selected this at the number of sites that were presented to them in the bidding process, this was their choice; yes.

MAYOR GOODMAN

Okay. No, but –

COUNCILWOMAN MONCRIEF

Excuse me, Your Honor.

MAYOR GOODMAN

That's – not. I don't believe that's the answer to your question. Your question is why this site, not that – this site was selected.

COUNCILMAN REESE

Yeah.

MAYOR GOODMAN

I – believe it would be Mr. Molasky who would propose this site to the government and, as part of his bidding process. It's not the government saying we like this site, now will you bid on putting a building there.

MARK FIORENTINO

Well, no, that, what you just said is accurate.

MAYOR GOODMAN

Right.

MARK FIORENTINO

Through the bidding process a number of entities presented sites to the federal government.

MAYOR GOODMAN

Right.

MARK FIORENTINO

Of those that were presented to them, this is the one they selected; that is correct.

COUNCILMAN REESE

Okay, then why – did Mr. Molasky pick this site?

MARK FIORENTINO

For all the reasons we just said to you. Because of the traffic patterns on Buffalo and because he believes, I think, in his heart and his judgment that this is a good location for this particular facility because of its location and the, all the things we've been talking about.

COUNCILWOMAN MONCRIEF

Excuse me, Your Honor. When I initially met with Mr. Molasky, he told me he had two other locations selected and he told me they were the parameters. They were from Flamingo to Charleston. I don't remember the parameters from east to west, but he specifically told me he had two other locations. And this piece of property was the most reasonably priced.

MAYOR GOODMAN

All right. Are there any other questions of Mr. Fiorentino at this site?

COUNCILWOMAN McDONALD

Can we ask questions of our staff?

MAYOR GOODMAN

Oh, certainly. Please, Councilwoman.

COUNCILWOMAN McDONALD

Well, Your Honor, I think it'd be very helpful if our staff could also go through their analysis as to how they came to their recommendation. I think that'd be very helpful.

MAYOR GOODMAN

Mr. Genzer?

595 **ROBERT GENZER**

596 We'd be happy to, Your Honor. If you look at the background data in the staff report pertaining
597 to the General Plan Amendment, you can see that beginning in 1985 there have been a number of
598 applications to do various things within, in this corridor along Buffalo, at that time on both sides
599 of Buffalo, from Charleston down to Oakey.
600 The first item that we call out in the staff report is the 1985 Council approval of what we at that
601 time called community profiles for the City of Las Vegas. That was basically part of our general
602 plan at that time. And with that approval, the properties along the corridor were designated as
603 rural density residential. I'm not going to hit all of these, but I want to – touch on a few of the
604 ones that I think are the most pertinent. Eleven years later in 1996, the City Council denied a
605 general plan amendment request to go from rural density residential to office and that was, as I
606 recall, for the property immediately to the south of this particular property. What I want to point
607 out in that part of the background data is that both the Planning Commission at that – and staff at
608 that time recommended approval of that particular project.
609 The next item that I think is noteworthy is two years later. At that time, in November of 1998,
610 the City Council approved a general plan amendment, which changed the land use along this
611 corridor from rural to desert rural. What's significant here is that – that particular general plan
612 amendment was at the direction of City Council. I will note that at that time both the Planning
613 Commission and staff recommended approval. However, I will emphasize once again that that
614 application was at the direction of City Council.
615 That brings us to today. Going further into the staff report, I want to read a paragraph from our
616 analysis. And some of this is redundant to what Mr. Fiorentino has already presented, but I
617 believe it's pertinent. Under the Analysis section, we do indicate that the property's located on
618 the east side of Buffalo, a 100-foot primary arterial street as shown on our Master Plan Streets
619 and Highways. The property has a multi-family development to the north, a large parcel with an
620 antenna to the east and a vacant parcel to the south across Del Rey Avenue. Across the street, on
621 the west side of Buffalo, is one of the main entrances to a large City of Las Vegas park. With
622 these uses and the traffic potential that is associated with the large park and the size of Buffalo
623 Drive, it is our opinion, and I'm adding those words, the proposed office is an appropriate

transition from the impact of the existing uses and traffic and the neighboring residential development.

Under the Findings in the report, our Zoning Code, Title 19, and specifically Title 19.18.030.i requires that four items be satisfied in order to justify a general plan amendment. I'm going to read those four items for the record. Number one, –

MAYOR GOODMAN

Why don't you read them slowly?

ROBERT GENZER

Okay. Number one, the density and intensity of the proposed general plan amendment is compatible with the existing adjacent land use designations. Number two; the zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts. Number three, there are adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed general plan amendment. And number four, the proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

I want to expand on that last one. As indicated in the staff report, it is staff's belief that this proposal supports policy B2 of the General Plan that calls for the development of infill parcels to make use of existing utilities, facilities and services. Further, this application supports program C.2.3 of the General Plan that stipulates the use of office developments as buffers between low density residential districts and more intensive uses, in this case being Buffalo Drive and the properties that are developed to the north and the west. With that, I'd be happy to answer any additional questions. But those are the basic reasons for our recommendation for approval.

MAYOR GOODMAN

Are you able to tell me, Mr. Genzer or Mr. Fiorentino, who owns the parcels south of the proposed subject property?

ROBERT GENZER

I don't have the current ownership in front of me. I do know that previously that property was owned by Mr. Walter Curling, who was also the developer of the adjacent single-family homes. Mr. Curling passed away several months ago.

MAYOR GOODMAN

Does – he –

MARK FIORENTINO

Your Honor, it is still owned by the Curling Family.

MAYOR GOODMAN

The – Curling Family owns the two lots south of it; is that correct?

MARK FIORENTINO

Yes, Sir.

MAYOR GOODMAN

All right. How about the lot, three lots south of it? Three lots south of Del Rey, is – there a home there?

MARK FIORENTINO

No.

MAYOR GOODMAN

Or is that vacant?

MARK FIORENTINO

No, there, it is vacant.

MAYOR GOODMAN

How about the one next to that, south of that; vacant?

MARK FIORENTINO

Yes. They're vacant all the way to –

MAYOR GOODMAN

To Oakey?

MARK FIORENTINO

To Oakey. Yes, Sir.

COUNCILMAN REESE

No. That's –

ROBERT GENZER

It, that's not correct, Your Honor. There is one home. We can show that to you on the map. There is one home that exists on the east side of Buffalo, one lot north of the intersection of Oakey and Buffalo.

MAYOR GOODMAN

Wait one second please. One lot north of this intersection, on the east side.

ROBERT GENZER

Right.

MAYOR GOODMAN

Would that be on the corner?

ROBERT GENZER

Just, it's one lot north of the corner.

MAYOR GOODMAN

This one here. So we have vacant lots all the way down to the home, which is one lot off the corner and the corner is vacant?

ROBERT GENZER

That's correct, Sir.

MAYOR GOODMAN

All right. Heading even further south down Buffalo, on the south, I guess it would be the northeast corner of Oakey and Buffalo. Anything there?

ROBERT GENZER

That, actually it's the southeast –

MAYOR GOODMAN

Southeast corner, par –

ROBERT GENZER

Southeast corner. The – east side of Buffalo from Oakey to El Parque, which would be the next street south, that entire parcel is vacant. South of that, down to Sahara, it is essentially all developed.

MAYOR GOODMAN

And those are developed with homes; is that correct?

ROBERT GENZER

That's correct.

MAYOR GOODMAN

All the way from El Parque down to Sahara? The, yes?

MARK FIORENTINO

No.

MAYOR GOODMAN

Yes.

MARK FIORENTINO

To Via Olivera (sic).

MAYOR GOODMAN

Pardon me?

MARK FIORENTINO

It's to Via Olivera (sic). Between Via Olivera (sic) and Sahara is commercial.

MAYOR GOODMAN

Okay. Fair enough. And that's, I understand. Thank you. I appreciate that. All right. Any other questions of Mr. Fiorentino at this point? Okay. Thank you for a very informative and very precise –

MARK FIORENTINO

Thank you all for your patience and –

MAYOR GOODMAN

We appreciate it.

MARK FIORENTINO

– and willingness to hear it.

MAYOR GOODMAN

And we'll hear you after we hear some folks who want to speak on this issue. What I'd like to do is I'd like to ask the spokespersons, the designated spokespersons to speak against the project at this point in time. And then after we have the designated folks, I'll open it up and we'll use Roberts Rules of Order. I'll have those who are in support of the project if they'd like and those who are against the project if they'd like. But those who are part of the designees, you don't have to stand up, of course. You could just come up one after another. I'd like you to limit your remarks, if you, can to three minutes. If it's over that, I'll understand. But I know as a trial lawyer, if you don't have us in about 30 seconds, you're not going to get us. So, that's what I would suggest to you. All right? Please step up to the mike and give us your name.

MARK ADAIR

Good evening, Council, Mayor Goodman. My name is Mark Adair. I live at 1401 Marbella Ridge Court. I am the closest homeowner to this nightmare. I'm located at this property, property closest on the corner, right there.

I'd like to start off by staying I'm one of the neighborhood leaders here. We have about six or seven of us that like to get up and – address these things that have been said about these properties. We are a very passionate group that you've heard and I do ask that everyone behind me please bear with us and stay attent.

The – property in – question is a property that we feel we have a solution and we're bringing to you a solution tonight. Not – something that we're just saying no to, but we have amongst our speakers right tonight, something that we feel is very compatible and harmonious to this neighborhood. At this time, I'd like to kind of address a couple of things that Mr. Molasky and

his counsel had with him. As far as the park noise, I am the closest also to that and I'd like to address that we do not have any problem with the noise or lights from that area right there. The traffic that goes in and out of there is at the times, that are appropriate. The weekends, it's for Pop Warner games. It's during football season. That's when the majority of the park is used, because it is – a football park.

The – pictures shown of the corridors that he showed, of the tavern and the gas station, are appropriate in that you have established in 1998 the corridors of where this neighborhood has and likes and would – appreciate if we kept that within those – boundaries. So those pictures that he showed are well within the boundaries of the 1998 master planned petition and signatures, and everything else that went on during that time and your vote.

The – second thing, I – think, or third thing that I'd like to say is the, about the U-turn. I believe, and I'm not sure about their plan right there, but it looks like there's going to be some U-turns there that the employees will have to work, are – using. 'Cause the plans that I showed had the employees entering down here and the patrons entering off of Del Rey. So there would be U-turns according to that.

The other thing I'd like to say is that after being down at the Social Security building, the, and interviewing the guard that was down there, 7:00 a.m. is when the – doors open at the Social Security, and right now they're opening at 8:45, at which time there's a large number of people out there prior to that. So this is something that goes on for more hours than just dictated by the – time that's – set forth. The, and I want to say this nicely, but the tactics used by the person, the nice gentleman that was down there, very nicely dressed, elderly gentleman that was collecting petitions. He was asking the people if they thought that they needed better service, and if they did, to sign the petition. I don't think the people that picked up the petition, including the ones that were down there really read the petition or knew exactly what they were signing. They just knew, from my personal view, that they were standing in line for a great number of hours.

At this time we have – about six or seven key speakers, to which we would like to close this with Lee Fair at the end. And we appreciate, in the holiday spirit, from all of you, that you vote to deny this. Thank you.

MAYOR GOODMAN

All right. We'll have the three-minute timer, Miss Ronemus. Thank you.

MARY GREEN

Hi. My name is Mary Green. I appreciate the Council giving me a few minutes to speak on the subject. I am going to concentrate on the park and how it affects our neighborhood, and doing a comparison to the Social Security facility. All American Park, the high use of times are in the fall football season and they're going to be starting this spring, they hope, a spring football season. So that is a limited ac, limited high use time. The Social Security building will be used 52 weeks a year.

As far as the lighting goes, the lighting at the park is only used when needed for games, night games. They usually play two night games in the fall, currently, and the fall season is only from August 'till December, and then the other games are played on Saturday afternoons. The lighting of the Social Security building will be all night, 52 weeks a year.

The traffic. There is only traffic impact from the park on Buffalo when there is a game in play. And, of course, it is heavy because parents, grandparents, everybody likes to come out and see their kids play and we welcome that. We really do welcome it in the neighborhood. We welcome the noise, the joy, the pleasure of hearing children laugh and play. It takes us back to our own youths, our own childhood. No one's ever complained about the noise. The traffic that you're going to get from the Social Security building is going to be 52 weeks a year.

The neighborhood park, which All American Park is, draws people, other than the brief times in which we have the ballgames being played, from the local area. And many people because they're trying to exercise, they jog over to the park or walk over to the park and they run their animals in the dog run that's there. And when you go by, other than a time when a ballgame is in session, you will see that the parking lot is virtually empty. There are very, very few cars. Many times there are none. So it actually has, other than the peak game times, which are in the evenings and on Saturdays, very little traffic impact. The traffic impact from the Social Security building, which is a high use federal building will be 52 weeks a year, Monday through Friday.

The – park is closed and gated at night, so there is no access to it. The Social Security facility parking lot, which is significant in size, will be open to anyone that wants to skateboard there or do anything else that could bring noise and disruption to the neighborhood.

When the park is in its high use peak periods for a ballgame, you have all kinds of people supervising what's going on there. You have coaches, you have parents, you have grandparents. When the Social Security building is in its peak operation hours and probably some of the longest times are when people are standing in line, people are not always happy. And so, sometimes there are problems with people feeling that somebody tried to cut line or what have you. But there's nothing to control that.

Neighborhood parks are much coveted and sought after. We actually campaigned and petitioned for this park. We helped design this park. And we feel it truly does enhance our neighborhood. Summerlin has parks. Every little village in Summerlin has parks that they're very proud of and none of them have a federal building across the street from them. This park has been protested, this Social Security building has been protested and the only reason its being protested is because it is in a residential neighborhood and it belongs on a commercial corridor. Thank you very much for your time and I appreciate the support you've given us in the past to allow our neighborhood to continue to grow residentially. And I hope you'll see it that way again for the future. Thank you very much.

MAYOR GOODMAN

Thank you. Yes, Ma'am.

PENELOPE LOHR

I prepared a statement –

MAYOR GOODMAN

You have to identify yourself.

PENELOPE LOHR

My name is Penelope Lohr and I live at 1410 South Tenaya Way. I attended the Planning Commission meeting of November 20th. I am a concerned resident of the area and a mother of five. I oppose the relocation of the Social Security Administration building only in that I oppose the relocation to this site particularly. I'm speaking today as part of our Neighborhood Alliance, to provide – some research I've compiled since I attended the City of Las Vegas Planning Commission meeting.

At the Planning meeting we were told the hours of operation are from nine to four. On November 21st, I went to the Social Security building at 5460 West Sahara to just observe and decide first hand and objectively if I could support a relocation to my neighborhood. I sat and I watched from my car for approximately one and a half hours. I provided pictures. There's five sets for pictures here, but that picture in particular. I inquired to a woman who was getting out –

COUNCILMAN REESE

We need the overhead.

MAYOR GOODMAN

I – we don't – excuse me, Ma'am, we don't see that on the overhead picture.

PENELOPE LOHR

But – this one? This here.

COUNCILWOMAN McDONALD

It's upside down, this way.

PENELOPE LOHR

Oh, I'm sorry.

MAYOR GOODMAN

Okay. Thank you.

PENELOPE LOHR

I did inquire to a woman who was getting out of her car why they were lined up and she said she was told if she wanted to be seen early, she had to line up at 7:00 a.m. The Social Security Administration opened their doors at 8:45. An armed guard arrived at approximately 8:35. On 11/21, there were 67 people lined up before the doors opened. I returned on Monday, the 24th, and people started lining up before 7:00 a.m. By 8:00 a.m. there were approximately 30 people lined up with another 15 waiting in their cars. I also observed on the morning of December 10th. They, the people had started lining up prior to 7:30 and by 8:30 there were 50 people waiting in line and in cars. I took pictures on two separate occasions.

I took these pictures during these waiting periods as I wanted to remain completely objective. I observed the people who were entering, when they entered the building were searched. And while in the building, they would be supervised by an armed guard. At the Planning meeting, we, the citizens, were told that the armed, there are armed guards in banks and although that may be true, I went to the Bank of America, the U.S. Bank at Fort Apache and Sahara, Wells Fargo, Silver State Family Credit Union at Sahara and Rainbow, which are all banks in my neighborhood, and I observed no armed guard at any of these locations. Noted there may be armed guards in some banks, but none were visible by me in my neighborhood.

I called the FBI and I inquired why there's a need for armed security at the Social Security Administration building and they said it's required in all government buildings, to be protected and kept safe. And for more information for me to contact the Homeland Security. This brings me to the question of how safe is it to put a government building in the middle of a current residential neighborhood directly across the street from a City park and less than two miles from Deerfelt Elementary. I'm not an expert in this, but I understand that one of the speakers that is speaking after me will elaborate on this issue. I have, however, worked at the Pentagon during Desert Storm during 1989 to 1992 and I held a top-secret clearance. As a citizen and a fellow American, in light of September 11th and all that it's meant to our way of life and the changes we

experienced at this point, I stopped being objective and have rather strong feelings in opposing this proposed site.

Lastly, I'm providing a document directly from the Social Security Administration website that I found particularly interesting to note, that in our neighboring states of Arizona, California, Utah, they showed that all of their Social Security Administration buildings are located in non-residential areas. The Social Security website informs that a representative is available from seven to seven, which is more consistent with what is accurate information, because people are told to line up before 7:00 a.m. and everyone who's in the building at four will be seen. I can say with the research I've done and the reasons that you have yet to hear, I'm more resolved in not supporting the relocation of the Social Security Administration to this proposed site.

I thank you for your consideration and I thank you for your time.

MAYOR GOODMAN

Okay. Thank you. Try to keep it to three minutes, if you can.

WILLIAM LEONARD

Good afternoon. What – rather, good afternoon, Mayor. William Leonard, 1700 Charles Lamb Court, about a thousand feet southeast of this proposed project. I'm representative (sic) a number of people here and I'm going to keep my comments focused on two or three different issues. First of all, this is the wrong project in the wrong area, and it will have a substantial impact on our neighborhood. The Master Plan revision of 1998 converted this area from R-E to Desert Rural. And if I can quote you, from yesterday, the Master Plan speaks volumes and should not be rezoned unless there is a compelling reason. There is no compelling reason, as I see it.

The pending zoning here is for an office for a low intensity office project. The Social Security building is not a low intensity office project. It is a high intensity use office project. Office zoning is designed to provide a buffer. This does not provide a buffer, as it's written in the Zoning Code, between commercial and residential. It's trying to provide a buffer between residential R-3 and residential estates. The Zoning Code 19.02.060 compels you at the City Council level to look at these rezoning applications and to make sure it's consistent with the

compatibility and other salutary provisions of the plan. Unlike your staff here, I do not believe that it meets those criteria. It's inconsistent with the use and density aspects of the plan. It's inconsistent with the compat – compatibility aspects of the General Plan. It does not meet the healthful and beneficial concerns of the General Plan.

Now, let's step this up one notch, and bear with me if you will. The GSA has certain requirements for a federal building. Those requirements are that it be located in a prime commercial area. This is not a prime commercial area. This is a residential area. It's in the middle of a residential community. The requirement goes further in requiring a 50-foot setback from the building for parking, employee and general parking. If you look at the plan, these areas they just pointed out fail to meet that – criteria. They're within the 50-foot area of the building. You've now lost 85 spaces.

But let's ask why they have this ISC requirement of 50-foot setback. Why is there a requirement to have this thing in the middle of a commercial business district? A little background, two years ago, I retired from the Navy, after 30 years of service. I retired as a Captain, that's the same as a full bird Colonel in the Army with Seal Team One. My last five years were spent with the U.S. Special Operations Command in McDill. I did not write the book on counter-terrorism, but I believe that I can talk about counter-terrorism and terrorism. By approving this application, you are putting a prime target, a target of opportunity in the middle of a residential neighborhood. Now everybody knows that Las Vegas is a target of opportunity. And, Mayor, you lobbied hard to get our share of the funds from the Homeland Community. In fact, we got $9.8 million and that was not a gift. That was a gift to bolster our security, our counter-terrorism issues. And here we're proposing putting a federal building in the middle of a residential community. That's not safe. That's not smart.

The developer has said the operating hours are Monday through Friday, from nine to five. Yeah, that makes from five in the afternoon until nine o'clock in the morning this site to be a soft target of opportunity. We all know that we have a problem with security in Las Vegas, but to put a federal building in the middle of a residential area, this is not right.

MAYOR GOODMAN

Could you wind up, because I want to get to the next (inaudible).

WILLIAM LEONARD

All right. I think and to the best of my knowledge, I do not believe there has been any impact study done on a blast effect of a biological, a nuclear soft or – radiological or chemical attack on an area such as this. We have to be cognizant of this. We have to look at it. This is not the same Las Vegas that was here before.

For these reasons, the reasons that this proposal is not consistent with the General Plan, it doesn't meet the GSA specifications, and most importantly, you're putting a federal office building in the middle of a residential community, we ask you to support us in denying this application. And I thank you for your time.

MAYOR GOODMAN

Thank you.

GARN MABEY

Thank you, Mr. Mayor. I'm Garn Mabey. I live at 1404 Silver Oak Street. Also represent the Nevada State Assembly in District 2. It's a pleasure to be here. I'd like to quote a document that I obtained regarding what the requirements are for the Social Security building, and this is from the GSA. Space should be located within three blocks of a variety of moderately priced, fast food and/or eat-in restaurants. Other amenities such as retail shops, cleaners, banks, etc., should also be available within three blocks. Space must be located in a prime commercial office district with attractive, prestigious, professional surroundings and a prevalence of modern design and/or tasteful rehabilitation and modern use. In my mind, it's not appropriate. The GSA, the Social Security Department says this is what we require. This doesn't fit that requirement at all. They're, as Councilwoman Moncrief said, their – area was delineated north of Alta Drive, east of Valley View Boulevard, south of Flamingo Road, west of Durango. There are many other places that would fit this.

We've talked about the traffic. I'm very concerned that it's an uneven divide there. They will have to make a U-turn. I think it will be confusing to the people. They may, some of them try to go into Del Rey, but the majority, I think are going to try to make a whole U-turn there. It's two lanes. I think it would be difficult.

And they always talk about a buffer. I don't understand. If you have multi-homes on the one side and then you put an office building, how is that a buffer when we're trying to put houses on the other side? To me, that doesn't make sense. I really oppose this. I think it's inappropriate. I appreciate that there is a need for a Social Security building. I just think there'd be a lot better place for it. Thank you, Mayor.

MAYOR GOODMAN

Thank you.

CAROLYN STONE

Good evening, Mayor, Councilwomen and Councilmen. I'm, thank you for having us here before you tonight, to give us the opportunity to support our neighborhood. I'd like to talk about a couple issues regarding traffic, and the reason why I'd like to speak on this is because I have a Bachelors and Masters Degree in Civil Engineering and I am a licensed Civil Engineer.

MAYOR GOODMAN

Tell us your name, please, and we –

CAROLYN STONE

My name is Carolyn Stone. I live at 1509 Ten Palms Court. I'm within about a thousand feet of the project. On the map, I am right here and the project is right here. I'd like to use this map as a quick example to show similarities between Buffalo and other streets in the area. Yes, the Department of Transportation considers this a minor arterial; we're not a major arterial, which would be Rainbow. And as a minor arterial, we're carrying approximately 27,000 cars, average daily, traffic, which 27,000 is actually less than a similar street. Durango is carrying 31,400.

These are 2002 statistics. Fort Apache is also carrying more than Buffalo, at 28,600. The applicant stated that he, he said I think eventually it will be widened someday and it won't need to be widened. This is his opinion about what Buffalo is.

Okay, for an engineer's point of view, let me give you a couple numbers. Traffic has actually decreased on Buffalo each year for the past five years. At 27,000 at 2002; 32,000 the previous year, that was higher; 34,500 in the year 2000, that was higher. 1999 was 28,400, that was higher. We have decreased each year in the past five-year. We're approximately the same volume that we had in '98, which is, which was 26,500. Fort Apache also has decreased in the last year and Durango has been increasing, Rainbow has been increasing. Durango has been increasing slightly and it's tapering off. Part of the reason for this is we've had so much road construction, to the west. We've got the beltway going through now. We have alternate ways of getting through to the Downtown Corridor, to Henderson and to North Las Vegas.

Based on a trend of average daily traffic decreasing by approximately two and a half percent each year for the past five years, I don't see how that trend is going to continue in the near future to cause Buffalo to be transformed from two lanes to three lanes. And currently the Department of Transportation has no anticipation of widening it.

Also like to look at the alignment of Buffalo. Buffalo is wider when you're on the north end. North side of Charleston, as you approach the Charleston intersection, you lose a lane and it narrows. So, we have cars that are actually merging at the intersection coming down south. And when you hit, I'll give you a – larger view. When you reach, north of this property, you can't even, you're not even at the property yet, but approximately 75 feet to the north, a median begins to form on the center of Buffalo. And that median is not just a vertical, a horizontal barrier, it's also a vertical grade elevation change. And as we go from approximately this location, by measurement, you're at about two feet different grade elevation between northbound and southbound where the northbound lanes are lower, the southbound are higher. The reason why this is important is because this increases, it gets up to about four feet, right at the middle of this property and then decreases to three feet, then de, then two feet and, it still is about a foot until you get to a turn lane at Del Rey. Without a major redesign of Buffalo across the board, as well as maybe some storm drain redesign, because we do have storm runoff going into the Homesby

(sic) drainage easement, without some major redesign, I cannot see any access other than making a U-turn. I would like to point out that the applicant at one point in his presentation said he believed you could make a turn. And he was willing to say I – do see that you can't. But it's an example that they have not really done their research.

They also haven't done the research when it comes to General Services Administration requirements because that 50-foot setback is from parking as well as adjacent prop, structures. And they have parking within that 50-foot perimeter. I count 85 spaces that would have to be eliminated.

MAYOR GOODMAN

I'm going to have to ask you to wind up, really.

CAROLYN STONE

Okay.

MAYOR GOODMAN

So that the others can speak.

CAROLYN STONE

One last look at this property, the reason why this U-turn is even more hazardous is this is the main entrance into the park. We have, on a – busy, late afternoon, we have practice games. Games are played on the weekend. Practices are during the week. Four o'clock, the park is packed to overflow. Yes, the park was designed for a sufficient parking, but we still have overflow cars parked on both sides of Buffalo. People walking along Buffalo, they pull into the turn off at Del Rey, they park and that's where they're crossing the street. That's not what it's designed to do, but that's, in reality, what's happening. Also, when you pull out from this exit, these employees coming out, I keep moving this around, I'm sorry. I'll hold it still for 30 seconds, Mayor. Thank you. This is –

MAYOR GOODMAN

I'm going to hold you to three minutes, though. I'm cutting you off.

CAROLYN STONE

Okay. When you pull out from the exit here, you are turning out where cars are parked and this is where you still have a grade elevation change. Cars are parked along here and this is residential. There is a house, excuse me, it's an apartment. But there is a home that is five feet from the property line. And the front door of that is 15 feet 6 inches from the property line. This employee can come by, hope not to hit that car that's always parked out there, there are cars parked around there from those residences and wave to the person at the front door. This is a residential area, both to the north; both to the south, park across the street. No adjacent commer –

MAYOR GOODMAN

That's it.

CAROLYN STONE

No adjacent – okay. Thank you very much.

MAYOR GOODMAN

Thank you. Right.

COUNCILWOMAN McDONALD

Your Honor, just –

MAYOR GOODMAN

Councilwoman.

COUNCILWOMAN McDONALD

Just for the record, I think that I just wanted to dispute the numbers as it relates to Rampart Boulevard. Because I can tell you just that Charleston and Rampart that I have approved since being on this Council more than a million square feet of commercial activity. The traffic count in that vicinity on Charleston's about 30,000, 33,000 plus vehicle trips. On Rampart, it's in excess of 45,000 vehicle trips. It's not decreasing. In fact, according to the RTC and our own Traffic Engineer, both Buffalo and Rampart are, have been so overloaded that we are in the process or in the design phase right now of constructing a half-interchange onto the Summerlin Parkway at Durango to relieve some of the over traffic on Rampart and Buffalo.

And so, even though NDOT could very well have some very low numbers and probably one of the reasons why it takes us so long to get traffic signals and meeting warrants on those state highways is because they use excessively low numbers. And so I'd just be very skeptical of this, stats that NDOT is providing you.

CAROLYN STONE

I would agree with you, Lynette, that these numbers are probably low and we probably have higher numbers. But before you is the page on just Buffalo and it just shows across the line for 2002. This number is 27,000, the previous year is 32,000, the previous year's 34,500, the previous year then is 28,400, which is still higher than 2002. Whether those numbers are accurate within 10%, within 20%, they're still showing a trend where along this one corridor of Buffalo, traffic has decreased. For maybe a multiple of reasons, part of which I think you could say is there are more roads and more, the beltway has come through, there are alternative modes of traffic. But this is commuter traffic. It's not stop and go commercial or office traffic. So, traffic is an issue. We've learned to live with it. We'd like to continue trying to keep it as low as we can. Thank you.

MAYOR GOODMAN

Okay. It's three minutes, folks. That's it.

LYN MALONEY

Good evening, Mayor, ladies and gentlemen of the Council. My name is Lyn Maloney, 1632 Marbella Ridge Court. I would like to state our petition figures in opposition to the rezoning of Buffalo and Del Rey, GPA-2993, for the record. I have delivered these to the Clerk's office. They poured in right up, on my fax machine, right up until the moment I left the house. Our Neighborhood Alliance is formed from east to Rainbow, west to Durango –

MAYOR GOODMAN

Madam Clerk, could you put the timer on, please. Thank you.

LYN MALONEY

North at Charleston, south to Sahara. I have in my possession, out of approximately 1800 homeowners within these parameters, 1080 signed petitions in opposition. Our neighborhood community has come together against this issue like never before. This figure is well over 50% of the taxpaying citizens of this neighborhood. Not bad when you consider that only 12.5% of the eligible voters that voted in the last election. Thank you.

MAYOR GOODMAN

Okay. Next, please.

MICHAEL BELL

Michael Bell, 7425 Oak Grove Avenue. I live in the adjacent area to the proposed zoning change. I'd just like to first ask a question. Why do notifications come to the residents for the proposed zoning change? Mayor, would you be so kind as to answer that?

MAYOR GOODMAN

So you'd be able to express your position as far as the – proposal.

MICHAEL BELL

Why is our position important to the Council?

MAYOR GOODMAN

We like to hear from all of our constituents.

MICHAEL BELL

Okay. So our opinion makes a difference?

MAYOR GOODMAN

It could make a difference.

MICHAEL BELL

Well, if our opinion wasn't important, then the notifications would –

MAYOR GOODMAN

No, I – don't think that's logical, but I'm not going to play a soligusim (sic) with you. Why don't you give us your argument?

MICHAEL BELL

Well, my – point is that there's a majority of people, as you can obviously see that are opposed to this project, for whatever reason that they may have. We don't have to give a logical reason as to why we oppose it. It, we feel that we are, oppose it, that should be enough for you to consider.

MAYOR GOODMAN

It, from my perspective, I'll let you know right now, it isn't. If there's a project that is a worthy project proposed by one person and there are 50,000 people against it, I'm going to vote for the project.

MICHAEL BELL

Okay. But we as residents of this City have a right to our self-determination, as far as what we want this City to be. No one person is a dictator. No one person is a king. City Council has to take our opinions and vote the majority of the opinion, not go against the majority. And we as the residents, we have a right to determine what our neighborhood is going to be. So, with that in mind, I would just like to state that our opinion does count and it should be taken into consideration, whatever the reasons may be. Thank you.

MAYOR GOODMAN

Okay.

LARRY ANSPACH

Hi. My name's Larry Anspach. I'm a resident at 1509 Golden Oak Drive, which is very close to this project. I just want to cover two things that have not been mentioned yet. You mentioned earlier, Mayor, that there's additional land, vacant land along Buffalo there. And so obviously the residents do not want to set the precedent for an office building on this property which could then have a domino effect all along Buffalo. And then the other thing that hasn't been brought up yet, there are new houses being built two blocks south of this area on Buffalo, brand new houses being built directly on Buffalo. So, thank you very much for your time.

MAYOR GOODMAN

All right. Thank you. I appreciate that.

BARBARA CEGASVKE

Good evening. My name is Barbara Cegasvke. I reside at 6465 Laredo Street, and good evening, Mr. Mayor and Council members. I believe the residents of this area have articulated very well the concerns that the neighborhood has, so I won't go into any more detail. I just wanted to come and tell you that I am opposed to this. Thank you.

MAYOR GOODMAN

All right. Thank you.

LEE FAIR

Thank you. Your Honor, Councilmembers, my name is Lee Fair. I live at 1600 Charles Lamb Court. I've lived, been a resident there for about 11 years. I'm also a developer, and I've developed significant odd property, nothing like Mr. Molasky's resume, however. But I have about 300 square feet of office space that I've developed in the City of Las Vegas, so I have some knowledge of the office space.

The first thing I'd like to do before I go into it is have the people in the audience stand that are opposed to this zone change, please. Thank you. The second thing I'd like to do is I'd like to thank the staff for bringing up some things and confirming our thoughts. One of the things in there, in our review of what's happened here, we've had – staff that has approved it, staff that has disapproved it. We've had Planning Commission that have approved it, has disapproved it, but there's one constant throughout, and that constant throughout has been this Council and your, and the previous councils. What you have done, you have made this a master planned community with us. You have heard our voice, and we appreciate it. And I've been there for 11 years and I appreciate what you have done. I consider this a joint effort between this Council and the previous council and our community, our neighborhood community to make this a very desirable residential area.

What's happened, one of the things that we talk about here, Mr., if I pronounce his name wrong, Mr. Fiorentino brought up that it's important that we look at the area and we talked about precedent. One of the things that's happened in our area, and it's really happened as a result of these councils is, these are – pictures of our neighborhood. We have houses that have been built along Buffalo. We have houses that are being built along Buffalo. There's – a house right here. US Homes is finishing out a five-acre development. There's a house under construction there right now as we speak. This picture was taken this morning. So, is there a precedent? We talk about the neighbor. You can look from Desert Inn, which happens to be in the County, all the way down to Westcliff and, other than the double section lines, there's one exception. That's the

property he mentioned at Alta. And that property, it's a half section line, and that was segregated out as commercial probably 20 years ago when those houses were built.

But you look along from Sahara to Charleston. One of the things we've done as a community here is we've kept it residential, and, really, in a partnership with the two of you. We talk about buffers, and the staff talks about this being, or any office project being an appropriate buffer. It certainly is. In the right situation, it's a buffer when you need a buffer. Do we need a buffer here? We have multi-family residentials (sic) on the southeast corner of Charleston and Buffalo that abut this property.

I'm not sure why we need to go to a – higher use. This isn't just a, this isn't just an office use, this is high-density office use. There's gonna be approximately 10,000 people a month coming into that center. You – look at what's happened along there, and they say that we'll, you need a buffer because nobody's gonna build residential. We have a developer that's closing on a piece of property next to the house that we, that was pointed out there today on Buffalo. They're purchasing the three acres. There's another four acres between the Social Security piece we're talking about and this piece. And they're proposing putting on residential. They wanna put in town homes in there. We've talked to neighbors. Neighbors don't generally have a problem with the town, they'd also like to buy the piece next to it.

I – think many of you have seen the layout of that. So, the argument that nobody's going to build residential along Buffalo, I don't agree with that, and I don't see how you can either. "Cause we've kept it residential, you have kept it residential, and we hope you continue to keep it residential and be our partners on this. So, thank you.

MAYOR GOODMAN

Thank you. Mr. Fair, are you the last of the scheduled speakers?

LEE FAIR

Yes, I am.

in Las Vegas, Nevada, that has a higher reputation than Mr. Molasky. His projects have always been on the cutting edge of helping Las Vegas. Sunrise Hospital, Boulevard Mall, to give people on the east an opportunity of shopping.

My main reason is, for being here is I live in an age-restricted community. Your positions, I've heard you all say it a thousand times, is to service your community. Our community has 40% senior citizens. Those people need servicing. I am a member of the Housing Authority of Las Vegas, Nevada. We have a thousand people that live in this area that could take a bus to the Social Security office if they need some help. There are a lot of people living on fixed income that need to see the Social Security office, that needs help, that can't afford to call a cab. Here we have an opportunity of helping 40% of our community. They deserve to be helped.

Going back one second, we're talking about the most honorable person in Las Vegas, Nevada, that is probably responsible for the success of Las Vegas as much as any single person or company, and I think with their quality, their reputation, the needs for servicing the senior citizens, the needs for you people –

MAYOR GOODMAN

All right, that's –

DON DAVIDSON

– have said many times –

MAYOR GOODMAN

One minute. Mr. Davidson, I gave you a minute, you're a minute forty-three. Next, please.

TODD FARLOW

Thank you. Todd Farlow, 240 North 19th Street. Social Security needs a new building. I do not buy the – argument that they need three buildings; they need one building in a – centrally located area, which could be lower Fremont, which is served by all the – bus lines.

MAYOR GOODMAN

All right. Then I wanna find out how many people intend to speak. Would you raise your hands if you ... All right, I'm gonna impose a one-minute time limit on those speakers and, one minute. And we'll have those who are for the project line up on this side. Those who are against the project line up on this side. All right, and then we'll take you one minute at a time. You don't have to use the minute, but you can certainly do it. I'll hear for (sic) the fors (sic) first. Mr. Davidson, are you for it?

DON DAVIDSON

Yes.

MAYOR GOODMAN

All right. Please identify yourself. Ms. Ronemus, if you'd use the timer.

DON DAVIDSON

Three minutes like everybody else?

MAYOR GOODMAN

One minute.

DON DAVIDSON

Three minutes?

MAYOR GOODMAN

One minute.

DON DAVIDSON

Don Davidson, 2211 North Rampart, No. 105, Las Vegas, Nevada. I was not asked to come here and speak. I know who Mr. Molasky is, but I don't know Mr. Molasky. I don't know of anybody

The other thing is they, the developer of that land could take the Social Security lease, use that as collateral to build 45 stories of residential condos above the Social Security building. Thank you.

MAYOR GOODMAN

All right, for?

WILLIAM McCURDY

Mr. Mayor, I'd like to say my name is William McCurdy. I'm here to speak in support of this particular project because of the fact senior citizens does need this facility because it is inadequate for them to go to the present facility that's located on West Sahara. And, as you are well aware, that is close to Summerlin, that's close to Sun City, that's close to the areas where most of our senior citizens live at. And I agree with Mr. Davidson. I agree with the, most of the people who do believe that we do need an adequate facility. I understand the wishes of the residents, but I look at, it need to benefit the entire Las Vegas Valley, the entire City. So, that is the reason why I'm here to support this particular project, because, as a member of the 2020 Board, I have looked at every area of rezoning and potential zoning and uses and use permits.

MAYOR GOODMAN

Thank you. Against, please.

JO KEILLY

I can go?

MAYOR GOODMAN

Yes.

JO KEILLY

My name is Jo Keilly. I live at 8105 Via Del Cerro Court. I attended the Commission meeting, where I first introduced to the idea of transition. Since that time, I have driven all around our, the

vicinity of this project, and, as I see transition, it extends one block from the major artery. The only time it extends beyond that one block is if that is designated a commercial, a major commercial street.

I've also driven slowly along Buffalo. There is no commercial, other than at the main intersections, Alta being one, Charleston, Sahara, etc., there is no commercial that goes outside of this transitional area between Westcliff and Flamingo. There is a high school being built, there is a fire station, but every other thing is a home, a private home.

MAYOR GOODMAN

Okay. Thank you.

JO KEILLY

I would also like to state that we do have an eyesore at Spring Mountain and Rainbow, the old K-Mart building.

MAYOR GOODMAN

That's in the County. That's their problem.

JO KEILLY

Well.

MAYOR GOODMAN

Okay. Thank you.

GARY HUNTER

Your Honor, on behalf of the community, the religious community, Pastor Gary Hunter with Greater Saint James Baptist Church, also the President of Pastors and Ministers Conference. I stand in support because I, as I scan the room and probably those represented, a representation of

people who can afford cars, who can afford probably the Lexus and all the rest of the things that we all are privy to.

But, in the neighborhood that we're talking about, I have members that are seniors, who would be better served being able to go around the corner. Be better served being able to go up the street. Better served to go five minutes for Social Security, as opposed to go way across town. I don't know the builder. I don't know the players in – hand. I do know the community. I do know my members. I do know people that have an interest in it being built in that area. Sometime (sic) people get money, they build a house, and think the rest of the world should revolve around them. Like the people that complain about the people who got cows and hogs way out Ann Road, well, those people been out there and all of a sudden folk build a $400,000 house, want everybody to move.

Thank you, Mr. Mayor. And, they can't say you unfair 'cause you gave most of 'em ten minutes in the middle of three-minute zone. So, I stand in support of this Council and anybody, they may come after later, if you need my help, Pastor Gary Hunter, 7, 4, 7, 6, 4, I mean, 646-4747 because this is the kind of crowd that interrupts maybe your district and your district, and I wanna stand publicly and say I want to support you if you vote for this because you're thinking about the general public as opposed to selective people that don't understand the future. As a matter of fact, they – don't know if they can become disciplined, I mean disabled tomorrow and need it.

MAYOR GOODMAN

Thank you. This would be against the project.

INGEBORG LEVY

Hello. How are you? My name is Ingeborg Levy, and I live on 24, 2445 South Tenaya Way. Las Vegas has acres and acres of commercial property for sale, so I cannot believe what is the big deal that everybody is fighting (sic) wanna put a commercial piece of property in a well established area of people (sic) built homes over there. If you build a home, this is the most expensive thing what you do in your life, and people pick out the area where they wanna spend their money and build a house. And I think it's not very nice if you change the zoning and the

people spent all that money. What for? To look on a commercial building or on a factory? I don't think so. Thank you.

MAYOR GOODMAN

Thank you. For the project.

MARIE BROWN

Good after, for the project. Good afternoon, Mayor and Councilmen. My name is Marie Brown, 453 North 11th Street. And I think that the Social Security workers should be commended for their job and their effort because I work with seniors and with the Housing Authority with seniors and I volunteer my time. I've seen more of our seniors that go in for their appointments with the Social Security office and they go like early mornings and they have to stand in line. With this project they would get more room. They would be able to go and sit down. Social Security office only accommodates about 10 or 12 chairs. Sure they have to go before 7:00 o'clock in the morning. If they did get an appointment, they call back, they lose their time if they even go out to the restroom, so this project if very well needed, and it's very accessible to the bus area for the seniors and for the disableds (sic). And if you haven't been a senior or a disabled, you never know what you're going through. I personally have to stand in line. I go through that every day. And thank you.

MAYOR GOODMAN

Thank you. All right, against the project.

JORINA GARETTO

Thank you. My name is Jorina Garetto and I live at 1500 Ten Palms Court and I just have a couple of questions regarding the project. I've heard it said that it's a good project and I'm not going to argue with that. My questions are what will happen to this building when Social Security outgrows it, as it has its current location? Who will the new tenants be? I've watched City Council meetings and I've heard you say that you're not going to determine once it's an

office space who the tenant is that's going to take over this building. It'll be something that I think will happen in near future with the growth of Las Vegas. What will happen to the property south of this building? Who will build homes on this now? We will have more – office buildings, more traffic and I – think it's something that we don't want right now in that area.

My other question is, I've seen you on TV again stating that you are revitalizing certain areas where previous City Councils have let this come into neighborhoods and now, and you stated that you didn't want the next or ten years from now the City Council looking back and saying what were you thinking. Thank you.

MAYOR GOODMAN

Thank you. All right, for the project.

LOUIE OVERSTREET

Mr. Mayor, members of Council, good evening. My name is Louie Overstreet. I live at 3120 Blue Monico Road, basically at the corner of Buffalo and (inaudible). I'm here in my capacity as Senior Executive Director of Urban Chamber of Commerce based on three factors, two with the organization, one personal.

The Urban Chamber of Commerce promotes all reasonable and planned development. This project sets and qualifies for that. We think that's necessary for a vibrant economy to remain in our City of Las Vegas.

Two, I'm very disappointed in the (inaudible) and aesthetic kind of nature, the tone of the testimony in opposition of this project. I've not heard such venomous conduct opposition and language to a project since I was a young engineer in Cleveland, Ohio in the late 1960. I was of the hope and with the (inaudible) 35 years, we as an American society would be more progressive in our outlook and more tolerant of our attitudes about people from different cultural groups.

And third, it's an unfortunate factor, if you look at me, if I look just a little bit longer, I'll be benefiting from these services of the Social Security Administration, is right down the street, it's convenient. I urge your support for this project and thank you for listening.

MAYOR GOODMAN

All right. Thank you. I – have to say for the record, I didn't hear any comments today, which would suggest some kind of prejudice about the people who would be using it.

LOUIE OVERSTREET

I suggest that you read the transcript from the hearing from the Commission.

MAYOR GOODMAN

Oh, I – read it.

LOUIE OVERSTREET

It's very bad.

MAYOR GOODMAN

I – read that and I haven't heard that today, though.

LOUIE OVERSTREET

Oh, I haven't heard that today. No, I was talking about the day in opposition to it. Certainly, we, as a society we respect differences and have tolerance, but I just surprised, you know.

MAYOR GOODMAN

Oh, it was reprehensible what took place before the gaming, the Planning Commission. Reprehensible.

LOUIE OVERSTREET

Thank you.

MAYOR GOODMAN

Yes, Sir.

DAVID BERSTRUM

Good evening, Mayor and Council. David Berstrum, 2211 South Tenaya. I think if we just cut through all this smoke and mirrors and get right to the point, it's very simple. I don't think anybody in this neighborhood is opposed to Social Security. It's very simple. It comes down to money. Everybody knows that it's much cheaper to take a piece of residential property and rezone it, when this project belongs around the corner on a major thoroughfare of Sahara and Charleston, something like that, which would obviously cost them a little much more, a little more money and which means he's going to make a little less money. But we certainly shouldn't put in the neighborhood and have this thing at the expense of the neighbors put a few more dollars in his pocket. And that's really what it's all about. Thank you.

MAYOR GOODMAN

All right. For the project. Folks, please, please.

CAROLINE NICHOLS

For – the project. My name is Caroline Nichols. I live at 2525 West Washington. I've been in this town for 45 years and when I first moved in here and I wanted to change my Social Security, I had to call this telephone number and I was on the phone for about six hours to, just to change my card. The thing is, I can take a bus from where I live up to the Social Security Office way faster than I could on the telephone, and we sure need it. And I'm senior and I think we really needed because when you want some information at least you can get some information from the Social Security. Thank you very much.

MAYOR GOODMAN

Thank you. All right. This will be against the project.

TOM RICHNER

Yes. Thank you, Council. My name is Tom Richner. I live at 38, sorry, 3718 Richard Allen Court, which is outside of this area, however, I was very dismayed last week after I made an offer on a house that's inside this yellow circle, which I would be interested to know what the yellow circle is about. So, I have an offer on the table and it's not a threat, I just, I bought, I made an offer and it's here based on residential. If this gets approved I will take my offer off the table. Number two. Zoning needs to be followed. I know that, Mayor, you are trying to get redevelopment or get redevelopment downtown, get investment. It would be nice to have people make investment in this area. I doubt they'll do it with a Social Security Office in this area. Speaking of residential values, a lot of people said what they're going to do with this land, no residential will be there. As one gentleman said, they started to invest. The other thing, residential property has gone up three to four times in the last six months, as I have seen in looking for myself. So, I would think that developers are probably finding a surprised area very soon.

In closing, I don't believe anyone is against the Social Security Office. Just not in a residential area. Thank you.

MAYOR GOODMAN

Thank you. For the project.

RAYMOND BUTLER

For the project. My name is Raymond Butler. I live at 2525 West Washington Avenue. I'm 65 years old. I do have an account to talk to the Social Security once in a while, and to speak for myself and the other hundred people who live in the same building that I do, I'm for the project. Thank you.

MAYOR GOODMAN

All right, against the project.

ZEL MESSICK

My name is Zel Messick. I live at 1831 Pablo Court, which is southeast of the proposed project. I just want to say that I'm against the project and, especially in a residential area. I, I'm for the Social Security Office to be built, but be built in a commercially zoned area somewhere along the Sahara, which was voted as a second – proposed site on a site map. Thank you very much.

MAYOR GOODMAN

Thank you. Anybody for? All right. Against. Against, yes.

KAREN GLASIK

My name is Karen Glasik. I live at 1401 Marbella Ridge Court. I am the closest homeowner to this project. I do not feel, and I am disabled, I do not feel that this is the appropriate space because it is not zoned properly. It is a residential area and it should be put in a proper commercial property. Thank you.

MAYOR GOODMAN

Okay. Anybody want to speak for the project? All right. Against.

STEVEN "CAPTAIN TRUTH" DEMPSEY

Steven "Captain Truth" Dempsey. I've got admit I went back and forth as I listened to this, but I, the most economical spot didn't – carry much weight. But when I heard the gentleman talk about the prime commercial area needed under the – Social Security specifications or the GSA specifications, I mean it's obvious it's not. I think it's negligent or irresponsible to come here to expect you to vote on something like this without at least two or three potential locations. That's the way I'd put together a project like that. If you don't like this one, then here's another one, here's another one. I think that –, you all should possibly consider setting a precedent and tabling this for a month and say, get back here with some other potential locations, 'cause this one just does not meet the specifications. Thank you.

MAYOR GOODMAN

Okay. Anybody for the project.

ANDRES RAMIREZ

Good evening, Honorable Mayor, members of the City Council. My name's Andres Ramirez. I'm at four thousand and one China Cloud Drive. I wanted to come and speak for the project today. I've been listening to the debate and following it over the past several months as its been engulfing, and, you know, several members came today and said they were gonna provide alternatives as to what other better places to put it in. But I have yet to see any concrete proposal that would substitute what's been proposed in the area. Now, everyone agrees that the current system isn't working; the current building does not work. It does not suffice, and it does not service adequately the needs of this community. And the community of the Las Vegas needs a new Social Security Administration building to function properly.

Now, residents are always gonna complain about not in my backyard, and no one's always gonna wanna make sacrifices for things. They're always gonna have some sort of resistance. But we have to look at what's best for the community overall and what we have on the table. And we have a good proposal that's gonna help the community, provides a decent solution. It is not inconsistent with many of the policies that have been practiced before regarding zoning changes and policy development. So, I ask you to consider development and support it as a benefit to the entire community.

MAYOR GOODMAN

Thank you. Against.

ROBERT WELLS

My name is Robert Wells. I live at 8109 Meantmore Avenue. There's no question that there's a need for a Social Security building on our side of town. There's no question that the GSA had various properties to choose from for this project. The reason Mr. Molasky chose this property is because it was probably the cheapest one he could get. The reason the GSA probably chose this

in spite of people here saying it didn't meet the guidelines is probably because in their view it was the cheapest site they could get. That doesn't mean that it's right for the community. And the only reason it will be the cheapest site is if you agree to rezone it. It does not need to be rezoned in order to allow this. Right now the zoning doesn't permit it, which is why we're here. Thank you.

MAYOR GOODMAN

Okay. Anybody wanna speak for the project? Against the project? All right, seeing none, hearing none, I'll close the public hearing. And, Mr. Fiorentino, why don't you use, how much time do you need do you think?

MARK FIORENTINO

Your Honor, I would guess no more than five minutes if you –

MAYOR GOODMAN

Seven minutes on the clock.

MARK FIORENTINO

Can I get rid of this before the clock starts?

Try to take this in order, Your Honor, keeping in mind the seven minutes. The first that you will have to –

MAYOR GOODMAN

(inaudible) you don't have to use them.

MARK FIORENTINO

Understood. The first was the comment that if you're an employee, you will have to make a U-turn to utilize this facility. False. You could turn left on Del Rey, enter into this driveway on the

project, go through this secure gate here, which is what we would expect ordinary people to do, but expect your traffic engineers to require.

The second is terrorist concerns. Let me – tell you something. I think September 11th of a couple years ago taught us all a very unfortunate lesson about America, that there are evil people in this world. I should have said about the world. There are evil people in this world and no matter how hard we try or what we do we're not gonna prevent evil people from doing evil things.

But I'm not sure exactly what the residents are suggesting to you. There is no place that I could put a building where it would be appropriate to bomb it. You're not clearly su, clearly they are not suggesting this would be okay if we moved it half a mile south on Sahara, because half a mile south on Sahara there are houses in the same proximity as there are here. There's no place I could put a building where it would be appropriate to attack it. Mr. Molasky did tell me, however, if you wish, he will agree to secure the parking lot when the building is not open. It's not currently designed that way, but he can secure the entire parking lot to address the concern that when you're not there at night and there are people in the building it becomes a – more prime terrorist target. He will secure the parking lot if that's what you want him to do.

Next, with the respect to the people waiting outside, someone made the point, I think it's a good one that we would expect at this particular facility you'll have fewer people waiting outside. That's kinda almost the whole point, because the building is designed different to give people more room to be inside. Now, I won't promise you that people won't get there and won't wait outside. But what's important is we designed this in a manner so that if, in fact, people are waiting outside the building and you live in this neighborhood, you can't see them. You can't see them unless you're in your car on Buffalo. There's a wall to the west. Sorry. There's a wall to the east. There's a wall to the north. And we've provided a wall where we're gonna blockade an eight foot decorative block wall along Del Rey. You won't be able to see these poor people waiting outside, if for some reason it does occur and it bothers you, unless you're sitting on your car.

The next, we did meet the GSA requirements. We have a signed lease with the GSA. Clearly, Mr. Molasky's not gonna bring you a project that doesn't meet the GSA requirements. The people made a mistake. The GSA requirements do not allow public parking within 50 feet of the

building. If you have security access to get behind the gate because you're an employee, you can be within 50 feet. This meets that requirement.

The other requirement, I didn't see the website. I take the neighbors' word that it – says they should be located in prime commercial areas. They didn't tell you the second half of the story. It also needs to be located in an area where it's convenient and where the population centers can get to it. No one would seriously suggest to you, because I think the federal government has recognized the same thing that you've recognized. With the growth in this city, no one would seriously say, we only need one and put it downtown, and whether you live in Summerlin or Henderson or North Las Vegas or the South County you could drive downtown. That's not good for anybody in the community. It has to meet both criteria. It has to be a place where it's appropriate to put commercial, and where's there's support commercial for the people who would use the building and at the same time service people who live nearby who would use it.

The S, the Social Security lease on what will happen if they go away; it's ten years with two 10-year renewals. So, there is, there should be no reasonable hope that at least for the next ten years it's gonna be anything other than, and let's say it did. Again, we're talking about a person who's been developing for 50 years in this town. You know where to find him. If for some reason the Social Security decides to pack up and go away, he's not gonna put you in a position where, to ask you to support a project where he put in tenants that would harm somebody's neighbor.

The second proposed site that people have talked about is on Sahara, about a half a mile south of here. It's almost identical situation, except it's on Sahara instead of Buffalo. There are houses immediately, in the immediate vicinity north of Via Olivera (sic) in the defined neighborhood we're talking about today. That was the second chosen site if this site falls through. I think it is a little bit unfair to say that there's no doubt that the cost of the developing the property is some factor in choosing this site, both for Mr. Molasky and the federal government. But I think it's unfair to characterize that as pure profiteering by Mr. Molasky. This is a community who, that the people who use the facility and every one of us who pay taxes are gonna share that burden. It's in all of our best interest, as long as we are not negatively impacting someone's home, or – doing something like that, to make sure we do the building as cost efficiently as we can.

Finally, with respect to the whole traffic issue, your traffic engineers are here. If you have questions about whether the traffic is gonna be more or less on Buffalo, whether it's gonna be widened or not, ask your traffic engineers. But I'll suggest to you even the, Ms. Stone, who talked about traffic, kinda supported my point that I think someday you're gonna have to widen Buffalo, 'cause it's wider north and wider south. The funnel effect is gonna require you to widen Buffalo at some point. Again, just by prediction. I'm not the traffic engineer.

You have to weigh everything that you've heard today. You have to weigh your staff. You have to weigh the people who support it. You have to weigh the people who are against it. You have to look at the way we designed it. And you have to in your heart say, am I gonna harm somebody if I approve this project. You also all have to weigh the interest of the people who will use the facility. And it's not an easy job. These are never easy jobs. But we submit to you that we've done the very best we can to address addressable concerns with buffers, landscaping, walls, closing streets. And we hope that you'll make a wise decision and we'll be willing to live up to whatever you do.

MAYOR GOODMAN

Thank you very much. Any questions of Mr. Fiorentino?

COUNCILMAN BROWN

Your Honor –

MAYOR GOODMAN

All right, Councilman.

COUNCILMAN BROWN

– I'll start. This – initial set of questions is more to clarify because there are some issues that I – think we've heard both sides of. Back to the GSA, just explain to me so I understand the process from Mr. Molasky's application for this federal project and the selection proce, project as far as the area. Does he purchase the land, and then lease it back? Does the government own the

buildings? Take me through that, because two or three of the speakers specifically said it doesn't meet criteria.

MARK FIORENTINO

The process, as I understand it, is follows (sic): The GSA sends out notice to everybody that they're looking for a new facility and they – set parameters. There's certain criteria it has to meet and there're certain geographic boundaries it has to be in. You have to meet those criteria. Mr. Molasky will purchase this property and lease it back to the government. It is a signed lease. Now, it's a signed lease that can be voided, obviously, if you don't approve the appropriate land use. But he has a signed lease. The federal government is not gonna sign a lease in which we didn't meet their requirements.

COUNCILMAN BROWN

Okay. And the lease, one of the speakers brought up an excellent point, as far as the lease itself, is it locked in? Is it guaranteed that the Social Security function will be at this site in this building for a minimum amount of time?

MARK FIORENTINO

It's a ten-year term, yes. Yes. It's a ten-year term. The Social Security Administration is gonna use this building for a minimum of ten years.

COUNCILMAN BROWN

Are there any options to renew?

MARK FIORENTINO

As I understand, there are two. Are they five- or ten-year options? There are two 10-year options to renew.

COUNCILMAN BROWN

Okay. And the number of employees, if you have this information, the number of employees that would work at this facility?

MARK FIORENTINO

Someone has that. Suzanne? Approximately 85.

COUNCILMAN BROWN

And then do we have a, an estimated customer number? A daily average or a sense of what this building, someone mentioned –

MARK FIORENTINO

Seven to eight hundred. Three hundred, a day.

COUNCILMAN BROWN

I – think it was Mr. Fair that, his number was a little bit higher, but about 300 per day. And then the security, the existing security under the GSA parameters, the guard has to be onsite when the building is open?

MARK FIORENTINO

I believe that is true.

COUNCILMAN BROWN

And, for later I will ask the traffic question, because everybody, a lot of people talked about traffic but I didn't know if it was good or bad, the traffic was increasing or decreasing or left turns or right turns out. So, I'm – not even sure, from the traffic standpoint, whether that was good or bad, but I'll talk to you at my second tier (inaudible) questioning. So, that, that's good for now, Your Honor. Thank you.

MAYOR GOODMAN

All right. Thank you. Well, one thing you said that confuses me, Mr. Fiorentino, and that is there's another site on Sahara that is a backup site for this project, or would it be another developer other than Mr. Molasky who would get that site?

MARK FIORENTINO

No. Mr. Molasky does not control any other sites in the defined area. It is my understanding that the second developer in line the site is on Sahara.

MAYOR GOODMAN

I see. Okay. Thank you.

COUNCILWOMAN MONCRIEF

Excuse me, Your Honor. I have a question that if we vote this down today, would Mr. Molasky lose his bid, or can he select another site?

MARK FIORENTINO

Don't know. My belief is he would lose the bid. My belief is accurate. He would lose the bid.

MAYOR GOODMAN

Any other questions of Mr. Fiorentino? Councilwoman.

COUNCILWOMAN McDONALD

I think not so much a question, but just a comment just to give context as it relates to the, you know, GSA 'cause the City Council through the years has dealt with zoning matters as it relates to other federal office buildings. And I just, you know, share for illustration that when we approved the FBI site on Lake Mead Boulevard, the closest use to it is West Middle School. To the north is single-family residential. When we approved the Veterans hospital, even though it's now been, you know, abandoned, 'cause of controversy, you know, you have Bonanza Village to

the north, other single-family uses. And, so, neither – one of those examples were they in highly commercial areas, but this very City Council approved those agreements with the GSA.

MAYOR GOODMAN

I –

COUNCILWOMAN McDONALD

In those settings.

MAYOR GOODMAN

I think one of the distinctions there, though, and it was brought out by Mayor Pro Tem Reese in the beginning, is that there wasn't the type of community opposition on those projects, to our recollection.

COUNCILWOMAN McDONALD

I guess my comment goes to the fact that, you know, as far as, you know, threats. You know, when, are children at West Middle School less valued by this City Council?

MAYOR GOODMAN

I would sure hope not. Councilman Mack.

COUNCILMAN MACK

Thank you, Your Honor. I just have a quick question and a comment. Mr. Fiorentino, in relation to the CAT RTC bus route, what is the closest bus stop to this site, do we know?

MARK FIORENTINO

Ms. Lazovich is gonna come up and tell me, 'cause that was in your backup, but I said, take that out. You're wasting paper. No one's gonna ask me where the bus stop is.

JENNIFER LAZOVICH

Jennifer Lazovich, 3800 Howard Hughes Parkway. Thank you for asking that question. The bus stop is on Charleston and, it's actually on Charleston on the south side of Charleston, right off the corner of Buffalo. And there is a – line that runs west on Charleston on the north side, kind of where the Water District property is. If you're looking at an aerial, you can see it kind of at the top. So, it's basically right on the corner of Charleston and Buffalo.

COUNCILMAN MACK

Thank you. And, one thing that I maybe heard in a dialogue is that – GSA is looking at three sites in the Valley total, including this, or one in this particular area, one in North Las Vegas, and one in Henderson?

MARK FIORENTINO

That is what I was told their current plans is. Yes.

COUNCILMAN MACK

Well, I would just say that, you know, I border North Las Vegas on Decatur and I have some sites available as well, and I'd like to look at for a North Las Vegas site to have a – buffering like this for Decatur boundaries in my ward. Thank you.

MARK FIORENTINO

Thank you.

MAYOR GOODMAN

I don't wanna ask Mr. Molasky a question that might be detrimental for him to answer, but I'm gonna ask it anyhow. Is he able to tell me who the tenant will be in the IRS building that's presently being occupated (sic) up on Oakey and Decatur when you build your new IRS building downtown?

IRWIN MOLASKY

No. I do not know that information. Sorry.

MAYOR GOODMAN

Okay.

IRWIN MOLASKY

I would share it with you if I knew.

MAYOR GOODMAN

I know you would. Because that's a great concern to me, what's gonna happen to that, the old building. The worst thing that this Council faces is empty boxes, and I'm – very concerned about what's gonna happen. It's not, that's not your problem, of course, but we have a – existing –

IRWIN MOLASKY

Well, it's a, it is a community problem. I understand, and I'm sensitive to it.

MAYOR GOODMAN

It's a community problem. We have a problem with it –

IRWIN MOLASKY

– and I would hope and think that the owner of that property, once they lose the tenant, is going to do some restoration. There's a lot of problems in that building. Air problems and they have to, parking problems. And they're gonna probably have to re tenant and spend a lot of money to do it, and that's what they should do. That's what I would do.

MAYOR GOODMAN

Thank you. I appreciate that. All right, any other comments or questions? Okay. Councilwoman.

COUNCILWOMAN MONCRIEF

First of all, I'd like to start off by saying I thank Ward One citizens for coming out and participating today. I really appreciate the turnout that we had, trying to preserve our neighborhood. Second of all, I'd like for the public to see the amount of petitions that we've had on this site. We had to make an extra book just for the Council to have, and these are both sided too. It's not one sided on this book. It's the first time I've ever seen a book like this.

The people in this area of Ward One invested their lives into building their homes in this area of my ward, with a promise virtually written in stone, which we call the master planned, that his area would stay residential. Margo, could you put the picture up of the –

MARGO WHEELER

I'm sorry. Here we go.

COUNCILWOMAN MONCRIEF

The color-coding you can't see very well, but in this master plan of our City commercial zoning was planned. It was only in major intersections and thoroughways (sic). Everything around the selected site is zoned residential. This is obviously spot zoning. And, as quoted by Councilman Reese August 15th, 2001, in the Council meeting, he said that Sahara is what we decided to do for the office for commercial use. And this here, as far as I was always been concerned, is going to be residential use and if we change this, this will be spot zoning. It looks like blue and it looks like yellow, but all the areas that are blue and yellow are all zoned residential. The only areas that are zoned commercial is on Charleston.

Yesterday I decided to review our City's mission statement. Two things that I remember specifically is, number one, develop and support neighborhood integrity and livability. Number two, maintain the master planning approach as growth happens. For eight years and three attempts this project has been rightfully denied by the members of this Council. It's very perplexing to me, as a new Councilmember, and I would like to know from each one of these Councilmembers, if, in fact, they decide to change their vote, I would like an explanation, and I know the constituents of Ward One would like an explanation too. So explain to me why.

We are not denying Mr. Molasky a Social Security building. I have numerous areas on West Sahara, West Charleston that would be very suitable for a Social Security building. I mean, I would help him unbelievably to try to find an area in my ward to have this Social Security building. Initially, when I met with him when I said before, he told me he had two other sites located, but this area was the cheapest. We have had developers today show a future of single homes and town homes, and yesterday even I met with a developer that wanted to develop this south area right – beside it and they're ready to build.

I read an article in the Las Vegas Review Journal yesterday by Michael Squires, and I would like to read this on the record. This is a big symbolic vote. It tells residents how local government feel about neighborhoods. In the old days it would have been a slam-dunk. It will be a test to see if we've gone beyond the good-old-boy system. Previous opposition to this has ranged from August 15th, excuse me, as we oppose this, as a Council, March 20th, 1996, September 23rd, 1998, August 15th, 2001. We, the Council have opposed this, and we've always stood for the constituents, and why would we change now? We the Council should never forget that we are elected officials, each one of us, to represent the people of our ward. This is my ward and I represent all of you. The overwhelming majority of this whole area has spoken in this area and this time. And I think it's time that we all listen. This is my ward, and I represent it, and I hope that the Councilmembers remember that. With that, I would like to make a **motion for denial.**

MAYOR GOODMAN

All right. Before we vote on that, is there any expression on the part of any of the Councilmembers?

COUNCILMAN REESE

Yes, Your Honor.

MAYOR GOODMAN

Yes, Councilman Reese.

COUNCILMAN REESE

I probably made that statement, and it's probably on record, and I'm not gonna back away from it. I have many, many times reiterated that I am a neighborhood advocate. I have tried to make sure that any zoning in my ward was brought before the neighbors. I've created neighborhood associations, for this is the same – exact dialogue that we're having here today. And I look out in the audience; I see many, many little stickers. So, I would say that probably 95% of the people in here are opposed to this project. As a neighborhood advocate, I have to, again, say it may be a great project. It may be one of those projects that we have to have in the City of Las Vegas. I would certainly support a Social Security building. I am of that age where I need to apply for Social Security. I have a mother that has had, I have had to take her to the Social Security building once, and I was part of standing in line and wheeling my mother up so that she could partake. There is a need. I'm saying there isn't. Again, I will, as neighborhood advocate, support the motion.

MAYOR GOODMAN

All right, would anyone else like to be heard before the vote?

COUNCILMAN MACK

Your Honor?

MAYOR GOODMAN

Councilman Mack.

COUNCILMAN MACK

I think, to address the Councilwoman's concerns, I, I don't supp, I do support seeing this use going to the neighborhood. And I've had these tough neighborhood issues in my ward where I've had to look at many people out in the audience and vote against 'em, because I believed that it was the right decision. I had to do it with the – Gilcrease Orchards and the high school this year and we had hundreds of people in the audience that were opposed to it, but I thought it was for

the good of the community. And, hopefully, maybe when I'm long gone they'll thank me for it. I believe this is an appropriate transitional use and a buffer to the residents, and I think long after I'm gone you'll agree. I think that it'll have no weekend use or no nighttime use is a big win for the community. I believe the federal government placing some of the conditions since 9-11 with the setbacks and the buffering is a big win for the community, so I'll be following staff's recommendation for approval.

MAYOR GOODMAN

All right. Councilwoman.

COUNCILWOMAN McDONALD

Well, thank you, Your Honor. I think since it was brought up, you know, in reference to Michael Squires' article, you know, I took tremendous offense by some of the underlying implications and innuendo that was written about that. I can tell you that in my last election I ran for Congress. Mr. Molasky did not support me in that election. He supported my opponent. It has noting to do with whether he's contributed money to me in the past or has. I can tell you that there have been developers, Peccole Nevada was probably one of the biggest contributors in my City Council race. I would say through the years I've probably received somewhere in the neighborhood of $50,000 from their various corporations in support of my various campaigns. But I can tell you that when they proposed the Sahara and Hualapai Super Wal-Mart, despite that, it was denied. And so it's very easy to brush people and create stereotypes and perpetuate stereotypes, and I've spent all of my life breaking stereotypes, whether it be of women, of blacks, or of politicians. And so, I just took great offense to that reference that Mr. Molasky's $5,000 and a million five that has been raised by me in various elections somehow is gonna influence my objectivity in this matter.

But I can tell you that looking at some of the other federal GSA projects that we've looked at, there've been, and I go back to the FBI site that we approved and the veteran hospital sites (inaudible) I don't know what the GSA's website has said, but I know that in this very town and on this very Council we have approved federal office buildings in residential settings. And, also,

I know that even throughout, since we had the last denial on this site, there have been other very similar requests that have come before the City. You know, I drove yesterday, as I was driving to the Coffee Cove, I drove down Rancho, you know abutting the Mayor's own neighborhood. You know, there was a site that had residential zoning that the request came forward, and the zoning request was identical to what is before us today, and that project is under construction. I know in my own ward that I've had to make similar change of zoning at Buffalo,. north of Washington, where I approved a – site that was residential and today changed the zoning so that an assisted living facility could be built.

And so, I think, every application has to go through the course and people can vote it up and vote it down, but I think that the applicant has the right to at least ask the question of the City Council.

MAYOR GOODMAN

Thank you. Councilman Weekly.

COUNCILMAN WEEKLY

Thank you, Your Honor. In listening to this particular project here, I also had an opportunity to recently meet with some of the neighbors from this area. And, I was just in the neighborhood a few nights ago taking my children over to Opportunity Village, and I must say that this is a – very beautiful neighborhood, a very well kept neighborhood, and I do appreciate the – overwhelming response and support that's here today. I mean, and, just listening to the Councilwoman and what she had to say here, she is very passionate, and I can respect and appreciate that because I too am a proponent when it comes to neighborhood issues. But when looking at this item here, I'm one of those ones; Councilwoman, you referred to two GSA projects. These two projects that you were referring to are literally in my backyard. I am in the process now of talking to the folks of – a GSA project. This FBI building that I did not ask for, we did not ask for in our neighborhood, but we're getting a two-story, two- to three-story building in our backyard, and, so, I know, you know what it's like.

At any rate, though, in looking at this project here, and going through the neighborhood, I think that this is about what's best for, in my opinion, the entire population and the entire city, and, so, I am going to support this – project, today. And that's gonna be my motion.

MAYOR GOODMAN

Councilman, do you wanna be heard?

COUNCILMAN BROWN

Yes, I do. Thank you, Your Honor. First off, I appreciate not only the chance to meet with the neighborhood, but, understanding what transpired at Planning Commission, I certainly respect the – whole dialogue and the tenor of what – has occurred tonight. And, for full disclosure, my only relationship in this application, or my closest relationship is probably a neighbor that is second closest to the proposed site. I think the family's home sits on – a lot and a half in the More Bell (sic) Ridge cul-de-sac. And a lot of the things I've listened to today and ultimately the decision that – I'll vote on, I tried to put in perspective if I was viewing the application through this family's eyes. I chose not to speak to the family; I think that would have influenced me. I certainly can remain objective without talking to them.

But one of the things that I heard today as far as the integrity of the neighborhood, protecting the neighborhood, it's not just this neighborhood, it's throughout each and every ward we have. The toughest zoning decisions, the toughest general plan amendment applications are the one that, the ones that usually fall, A, on an infill piece, and, B, on an infill piece like we're looking at today on a relatively well traveled road regardless of traffic numbers. And in that gray area as far as proximity to commercial, higher density, and million-dollar homes. As Councilwoman pointed out, that is the exact reason we have staff, we have our zoning codes, and – a host of other things. I don't appreciate the fact that the property south of this is the one that is being referenced as former quotes, denials of the planning, the Planning Commission and the Council, spot zoning. I feel very strongly, and I talked to the City Attorney about this, I needed to know that that site to the south and this site before us today are completely different. And they are. I don't believe this is spot zoning at all.

So, when, and I can speak certainly for my ward, which has a lot of infill applications right now, from very large-lot homes right up to commercial and office buildings, and one of the things we look for is that buffer. Some people feel that multi-family's a good buffer, some people feel that mini-storage is a good buffer, some people feel that office complexes are a good buffer. That is – the discretion of usually of individual neighbors or neighborhood associations.

But what I've seen in the past that if someone was to propose a single-story office building with hours from 9:00 to 4:00, five days a week, closed on holidays, with appropriate setbacks, buffering, blocking off a residential street, in most cases that would be viewed as a positive. I kept hearing the impacts, and this is what was frustrating today. I kept hearing the impacts of this building, but I didn't hear the specifics. I saw people, I heard people waiting in line before the hours of operation, the potential lack of security, the potential terrorism. I mean, those – are things that I needed to hear specifically. Is it the type of person waiting in line? Is it the lack of security? I think the terrorism – issue is in itself serious because it doesn't matter where we're gonna put these type buildings or any type buildings in Las Vegas.

So, I was looking at the adverse impact and, in talking to the neighborhood yesterday, I thought one of the most important points that were made was made towards the end by one of the speakers, and I think his name, the ninth speaker, Larry, if I got that name wrong. He talked about the precedent. My evaluation of this project has really focused in on what type of precedent it would send, or set for this whole corridor, certainly, between Oakey and – Charleston. And, that's the one that I asked legal counsel on. I talked to staff. I checked the background, their justifications. Mr. Fiorentino's Tab No. 7 is talking about what our code specifically spells out. And, I don't think it's said, it's certainly, from my perspective, not spot zoning. And, if anything, this application on this site, with these conditions I think is a good precedent for this acreage. I really – think it's a quality project by a quality developer, and, as an overall picture, what this neighborhood has accomplished, this association, these parameters, the boundaries, you've created a master-planned community. And within the best master-planned communities, and I speak, because I represent a good portion of Summerlin, Desert Shores, Sun City, and in all of these master-planned communities a single-story office is not a bad thing, higher-density residential is not a bad thing, proximity to a hundred-foot right-of-way is not a bad thing. And I

can cite examples right across the City that are almost identical to what's before us today. The problem with those type master-planned communities is when – we start clustering, when we truly start spot zoning that opens up corridors to a – whole different venue of development. I don't think that's the case here. I think we have the ability to condition this, to put some restrictions, the setbacks, and some of the other things that have been raised, and some of the questions that were left unanswered certainly can be answered. But I think overall, and, from a master planning perspective, I think it's a good project, and I'll be supporting it.

MAYOR GOODMAN

All right, well, I guess, I've let my colleagues speak. When I came to City Hall, folks, I was told all you had to do was in those days count to three because there were five on the Council. Now, the adage is all you have to do is count to four. And, from what I've heard, this project has four of the Councilpersons declaring themselves in support of the project, so, it would be the easy way for me to preserve my friendship with my good friend Erwin Molasky to just throw in and say I'm gonna join them. But I – can't do that. I said, I made a promise to myself that I was gonna keep an open mind, and I've kept my open mind. I listened to the folks yesterday. I listened to Mr. Molasky this morning. I listened to both sides this afternoon and this evening, and I'm happy for Erwin because he is a good guy and a heck of a developer. But I think the wrong decision is being made here. I believe that there's no need for a buffer at this point. I believe that this should be a residential corridor. There have been representations that residential was being planned here. I don't think you need a – buffer until you need a buffer, and there's been no showing, to me, that an office building along that corridor, in this particular neighborhood, which is completely residential at this time, is in the best interest of the community.

The thing that I'm very fearful of is the fact that, when the office building goes there, the property to the south will then also become office buildings, 'cause I don't think anybody's gonna build homes once there's an office building there. And, I think, we defeat our purpose in protecting the residential neighborhood, and this Council has always stood for the proposition that we care about the residential neighborhoods. We put ourselves at risk politically in opposing Carl Icon at the Stratosphere on the project that he wanted. And, I think that Councilman Reese

was virtually threatened at that point in time that if he didn't support the project and vote against the residents who believed the residential neighborhood should be maintained and not allow encroachments of commercial or quality-of-life issues to obfuscate the – good quality of life in the residences, that they would finance, campaign against him.

But I don't, I can't let those things stand in our way. I think that, I draw distinction between what happened down the street from me. There was a gas station at the corner of Rancho and Charleston, there was a piece of property there, and residences were to the south of it, all the way down, and nobody was going to build another residence next to the gas station; that was clear. And we worked a concession with the developer to put in a very pleasing office complex there, but we're protecting the rest of Rancho all the way down to Sahara, even though there will be efforts to put in commercial and gas stations and the like. And I can't do to this neighborhood what I wouldn't do to my own neighborhood. So, I'm going to vote in support of the Councilwoman's motion to deny.

So, with that, we'll vote.

COUNCILWOMAN MONCRIEF

One more thing, Your Honor. I'm gonna ask the Council to think one more time just what the Mayor said. He said that if you let this project go, who will build homes south of that? So, there's a whole corridor that's gonna go commercial if we allow this. Because who will build homes? Would you want to live, would you wanna be the houses directly behind this if this all goes commercial? Please, consider this. I make the motion for denial.

MAYOR GOODMAN

All right. All, please vote. Post. Motion –

COUNCILMAN BROWN

What was the, clarify that?

MAYOR GOODMAN

Let's see. Your motion is for denial; correct?

COUNCILWOMAN MONCRIEF

Right.

COUNCILMAN BROWN

Okay. I apologize.

MAYOR GOODMAN

So, we're –, if you vote yes, you're supporting denial; if you vote no, you're su, you're saying that you approve of the project. All right.

COUNCILMAN BROWN

(inaudible) Your Honor, I apologize 'cause I asked for reconsideration. Did we post that?

MAYOR GOODMAN

All right. No, I did not post it. All right, so let's revote.

CITY CLERK RONEMUS

I'll do a reset.

MAYOR GOODMAN

All right – Please vote. Post.

CITY CLERK RONEMUS

Councilwoman Moncrief, your vote did not register yet.

MAYOR GOODMAN

All right, motion fails. **(Motion failed with Goodman, Reese, and Moncrief voting YES and Brown, L.B. McDonald, Mack, and Weekly voting NO.)** Can I have another motion, please, Councilman Mack?

COUNCILMAN MACK

Your Honor, I make **a motion for approval.**

MAYOR GOODMAN

All right, please vote. Please vote. Post.

COUNCILMAN BROWN

You may want to caution some of the people to stay 'cause we still have to do –

MAYOR GOODMAN

Yeah, folks, we're not through. We have two other items that could very well affect this project.

CITY CLERK RONEMUS

Your vote did not register yet. Councilwoman Moncrief, your vote did not register yet.

UNIDENTIFIED MALE SPEAKER

(inaudible)

COUNCILMAN REESE

Councilwoman.

MAYOR GOODMAN

Councilwoman, your vote did not register. All right. All right, post.

CITY CLERK RONEMUS

Okay.

COUNCILWOMAN MONCRIEF

Oh, wait, wait, wait, wait, wait. What was the motion? I'm sorry.

MAYOR GOODMAN

The motion was to approve the project.

CITY CLERK RONEMUS

Okay.

MAYOR GOODMAN

All right, please vote. All right, motion carries. **(Motion carried with Goodman, Reese, and Moncrief voting No.)**

All right, we'll go onto items 151 and 152, 153. Item 151 is a, ZON-3176, PH SSA, Limited Liability Company on behalf of William L. Cullings, the Schneider Family Trust. Request for a rezoning from R-E to O on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue. The Planning Commission and staff recommend approval. It's a public hearing; I now declare it open. One fifty-three, 152, pardon me, is VAC-3178, a public hearing as well. Same applicant. Request for a petition to vacate Holmby Avenue, generally located east of Buffalo Drive, between Charleston Boulevard and Del Rey. Planning Commission and staff recommend approval, subject to conditions. This too is a public hearing. And, finally, Item 153, a public hearing on SDR-3177. Same Applicant. Request for a Site Development Plan Review and a Waiver of the Commercial Development Standards for reflective glass in conjunction with a proposed 42,500 square-foot office and retail building on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue. The Planning Commission and staff recommend approval, subject to conditions. These are all public hearings; I declare them open. Mr. Fiorentino?

MARK FIORENTINO

I'm sorry, Your Honor, I think we've covered it pretty heavily, but I'm happy to provide whatever additional testimony or information you need –

MAYOR GOODMAN

Nope. Are there any questions of Mr. Fiorentino? All right. It's a public hearing.

UNIDENTIFIED FEMALE SPEAKER

May I speak?

MAYOR GOODMAN

Yes, certainly. We'll limit the speakers to two minutes and we'll use the clock, please.

UNIDENTIFIED FEMALE SPEAKER

I would –

MAYOR GOODMAN

You have to push the button. There you go.

UNIDENTIFIED FEMALE SPEAKER

Oh, I'm sorry. I would just like to say that I feel that you have voted for a commercial corridor. I don't know how familiar you are with that stretch of road, but south of Sahara the Buffalo speed zone is 45, north of Charleston the speed zone is 45, between Charleston and Sahara it is 35. It goes to a two-lane road. You have basically approved a commercial corridor, and you need to be aware of why that was a 35-mile-an-hour zone, the only 35-mile-an-hour zone in, on Buffalo. And, will your commercial corridor be able to accommodate that two-lane road?

MAYOR GOODMAN

Thank you. Anybody else like to speak? Two minute-clock, please.

CAROLYN STONE

Carolyn Stone, 1509 Ten Palms Court. I would hope that staff would re, to study this, the traffic in and out of this property. Specifically, if you look at this drawing, one question is what does happen with that adjacent property? We, you do not want that property to the south to be isolated from Del Rey. It has always been the intention of the neighborhood to vacate Del Rey, and, when that was proposed before, there were several conditions, one of which is that it would be blocked off right at the very edge of Buffalo. I understand that this applicant would want access from Del Rey. But we would not want that access to be at the back of this property; we want it at the front, so that the vacations bought could be here.

COUNCILMAN BROWN

I agree.

CAROLYN STONE

Do you understand?

COUNCILWOMAN McDONALD

Um, hum.

CAROLYN STONE

All of you?

COUNCILWOMAN McDONALD

Um, hum.

CAROLYN STONE

So that that parcel to the south, if that is to remain residential, as I'm still hoping it would, that residential would not have acc, would not have to have access only to Buffalo. It would not be landlocked. But it would have access to the residential streets. And, we do want Buffalo to be

vacated, excuse me, Del Rey to be vacated, but we want that to happen as close to Buffalo as possible. So, the applicants, could you, they said they'd be willing to work with the neighborhood on some of their layout. I would propose that you move this access to here. Why not? Okay. And have the vacation immediately after that so that the land to the south can have access to Del Rey, and we still have Del Rey vacated and we do not have any traffic from this proposed – project going into the side streets through the neighborhood.

MAYOR GOODMAN

All right. Thank you.

COUNCILMAN BROWN

Thank you. Ms. Stone, I appreciate that. And, one of the things that I think is part of 151, Condition No., or somewhere in that Public Works condition –

CAROLYN STONE

It is a vacation, but it doesn't state where; does it?

COUNCILMAN BROWN

But one of the things that the whole traffic, which we heard from a lot of speakers, I was uncomfortable with the entrance as shown because you're driving all that customer traffic right over the gentleman's back wall, right at the end of that cul-de-sac.

CAROLYN STONE

Right –. Let's get in as soon as we can.

COUNCILMAN BROWN

So, that and also, I guess, I would just put somewhere on the record that, as part of the traffic study, there was a lot of conflict as far as U-turns, access, egress. So, as part of the study, I would assume that they would look at some kind of signalization of Del Rey, if – the traffic from the

All American Park and this project, and whatever develops across the street to the south, if that would warrant it. I think, as far as the speeding and the volume of cars, and all that other stuff, but I hope that that would be included in the overall study of this corridor.

CAROLYN STONE

Also, with, before staff does approve this site, this layout, you really do need to make sure you're aware of that great elevation change. It is approximately for over four feet at the maximum, and that occurs right at the center of the site, and I haven't heard anybody, staff or the applicant, address this issue. One more point, please, the exit on this, no kidding, it is right there on those apartments. That apartment is five feet from the property line, 15' 6" to the front door, and cars to do park out in front. Those homes are single family. Their garages are back around, so they park right out in front and go in their front door. That exiting is a problem, if that could be moved further south. Right now it fans out and goes to the north. How about fanning out more going to the south. So, please, address these issues.

MAYOR GOODMAN

All right. Thank you.

LEE FAIR

Lee Fair, 1600 Charles Lamb Court, I have some serious considerations, concerns about the retail attached to this office use. There's about almost 4,000 square feet, 39 or 3800, I don't have my glasses, so I can't read it. But it's around 4,000 square feet. Now, normally, when you go in for office zoning, you're gonna have to go in for a use permit to put something like this, if this is being approved, as I understand, with this in there. I don't know if you understand what comes long with restaurants, comes grease traps, and such. I mean, I have some in a number of my buildings, and, I don't care what you do, you're not gonna keep 'em from smelling. I think that should be eliminated from this building. I see no reason why that needs to be part of this, that needs to be an amenity within this building. This is an office use you've proposed. Now, whether

we agree with it or not, it's an office building, and it shouldn't be with a retail use inside of it as well.

COUNCILMAN BROWN

Mr. Fair, that is 153. If – you can stay, I think we need to address that whole issue.

LEE FAIR

All right. I'd be happy to.

BRYAN SCOTT

But he's opened up all the items, so, if he wants to speak.

MAYOR GOODMAN

Yes, that's true. I –

COUNCILMAN BROWN

Are you gonna open up the hearing for each item?

MAYOR GOODMAN

I've, it's generally –

BRYAN SCOTT

He's – already opened them all.

MAYOR GOODMAN

It's generally, I've called all the items, if you'd wake up.

COUNCILMAN BROWN

So, the two of us are gonna get personal now.

MAYOR GOODMAN

You bet.

COUNCILMAN BROWN

Okay.

LEE FAIR

Thank you.

COUNCILMAN BROWN

I addressed my concerns on 151 in the overall traffic.

BART ANDERSON

Certainly, and we'll take that as direction. Though, the actual vacation of Del Rey is not before us today. It has been submitted, and it is certainly not what has been shown today. You'll have an opportunity to look at that in the future.

MAYOR GOODMAN

All right.

LEE FAIR

Can I make one other quick comment, since he opened it up? And I believe, I'm not sure which item it is, but it talked about the reflective glass as well. I don't believe there's been any study as to what affect that's gonna have on the neighbors and the cars and the traffic. If we're talking about, quote, low office use in this area and it's a great buffer for this area, then let's keep it a buffer, and let's keep the reflective glass out of it. I don't see any reason why they need it. Let them reengineer their building. He can do it with a mechanical. He can do it with the offset to the windows. I see no reason why he needs to put reflective glass, other than it's probably cheaper than redesigning it another way.

MAYOR GOODMAN

Okay. Yes, Sir.

ROBERT WELLS

My name's Robert Wells, 8109 Meantmore Avenue. Ladies and gentlemen, you've made your feelings clear. Unfortunately, I think you're wrong, but that's my, that's my right. I think the – issue here is not whether or not a Social Security building is right for this side of town, whether the town needs this. That's not the question. The question is whether it's right for this location. You still have an opportunity to vote differently and to make clear that it doesn't fit. So, even though you voted once, you have to reconsider. This is not right here. It's not that it's not right to have a Social Security Administration building on this side of town; it's that there were other options that also met GSA requirements. The only reason this site was chosen is 'cause it was cheapest. So, you're vote, if you think you're voting in favor of Social Security office on this side of town, no, that's not the issue.

You can change your vote and they will find another location. There was another one nearby. What you're voting on is how if affects this neighborhood. A buffer? A buffer from what? There is no need for a buffer in this neighborhood. So, please, reconsider your vote. You can still change it. Thank you.

MAYOR GOODMAN

Anybody else? Yeah.

STEVEN "CAPTAIN TRUTH" DEMPSEY

Steven "Captain Truth" Dempsey. Thank you, Councilwoman Moncrief, for the quote from Michael Squires. I haven't read too much of his, and he sounds like an interesting character. It was certainly an interesting comment. Just for the record, I wanted to point out that there – about 20 people left now. About a hundred, hundred and twenty people headed for the door, Mayor Goodman. They – accepted (sic) everyone here was gonna look out for their best interest, and, I don't think that was done. And, the gentleman's right. It's not done, but maybe even Mr. Squires

is right. Maybe we aren't getting passed the good-old-boy system. And, you know, they didn't believe you when they said it was over, Mayor. They went, all of them left. That says something about the way you're perceived by the ones that left. Thank you.

MAYOR GOODMAN

Anybody else like to speak?

GARY HUNTER

Yes. Mr. Mayor, thank you for the opportunity. Reverend Hunter again. My concern, number one, thank those of you who did –

MAYOR GOODMAN

You have to identify yourself again.

GARY HUNTER

Pastor Gary Hunter. My – concern is not so much whether or not people understand what is needed for the future. Councilman Reese, Mayor Goodman, and Councilwoman, I would pray that you would not take the liberty of taking community pressure on the future rejection. Because if it is in Councilman's Weekly's ward, where we have two federal buildings coming, people have no problem with a bomb coming there. I got a problem when we look at this and say, is a bomb coming, so, all of a sudden, it can't come, because it's in a different neighborhood.

I would like to stand in support of it not only in support of the building, in support of where it is, because it affects me too, but I would just pray that, to the builders, that they would find some kind of way to make sure that the whole community outside and on either side of town know prior to that we have a new building coming, and whatever way we have to do the marketing, Mr. Mayor, so we would know that because one voted for or against, does not necessarily mean that you against something in a neighborhood. You have many votes, and I don't think you ought to leave this room tonight with any conscious of a badness, good or bad. You are elected officials that have to make hard decisions that must be considerate of a whole (inaudible) as opposed to

one decision. No one in this room who was for it or against it ought to be mad at our elected leaders 'cause we elected you to make good decisions, informed decisions sometimes we don't agree with and sometimes we do.

Mr. Mayor, many decisions you have to make may not be what your drinking buddies or your running buddies may understand, but you have to do it based upon the (inaudible). We don't see, as a previous elected official, we don't always see what is in writing. We don't see what is the – general picture, and I say to you, Mr. Mayor, thank you for your comments to the Councilpersons that voted. Thank you. But I'm not mad at the ones that voted against it, and I definitely am not, you know, boastful for the ones that voted for it, but I – support. And, Mr. Mayor, thank you for the leadership that you're doing, and the Council, because certainly this vote is not the only vote that we have in this City and you ought not have a anger and a bitterness or hurt inside of you. Because, as a Christian man and the leader, and I'm – through, Mr. Mayor, as a – spiritual leader, I say some things have to be done for the general public, Monchief (sic), as opposed to whether or not we get petitions.

MAYOR GOODMAN

All right. Thank you. Two minutes, please.

JORINA GARETTO

Shorter than that.

MAYOR GOODMAN

All right. Good.

JORINA GARETTO

Jorina Garetto, 1500 Ten Palms Court, and I have two questions. Why do need retail space if, in this building, if GSA requires that it be in a location with all these services around it. And, number two, did Social Security stand by their lease, did they fulfill their lease at their current location? I would like to know that.

MAYOR GOODMAN

I don't know the answer to the latter part of the question. Mr. Fiorentino, are you able to answer that? Would you be kind enough to address those issues, as to why the retail and why the Social Security left and whether or not they breached their lease.

MARK FIORENTINO

Yes. Your Honor, I would be happy to, and I appreciate the opportunity to. There were three issues that I wanna touch on. We'll start with the last one. The Social Security Administration, at its current site, fulfilled the terms of the lease, so the lease is expiring there. Second, with respect to the retail uses, the office category does allow, with severe restriction, some accessory uses to the office. We actually think that does make some sense here. And we actually think, again, others may disagree, that it helps to address some of the concerns raised by the neighbors with respect to traffic and pedestrian traffic and people having some place to go while they're waiting for their turn in the Social Security building. It's designed to be a coffee shop, a sandwich shop, something that is compatible to an accessory to the main use.

Probably most importantly, though, your staff and Planning Commission both imposed two conditions that are relevant to that issue. They are Conditions No. 13 and 14 on the Site Plan Review, which I believe is Item 153. The first is that the hours of operation of the retail use has to match the hours of operation of the office use, so there won't be any late night users. They, we can only use it when the Social Security portion of the building is in operation. I think that's significant, obviously. And the second is it limits the total amount of space to 3500 square feet, and only 2,000 square feet of that can be restaurant. So, by definition, because of those conditions, we're not gonna get anything more than perhaps a Bagelmania or a sandwich shop or something like that. But that is the purpose of the retail use, which we do not think is either incompatible or necessarily a bad idea. But the conditions are good ones that I think protect the concerns.

MAYOR GOODMAN

Thank you.

MARK FIORENTINO

Finally, with respect to the vacation, the vacation application for Del Rey is pending tomorrow night before the Planning Commission. You have our commitment that we will hold it, that we will, in fact, work with the neighborhood groups. We ask that they identify some representatives. I personally suggest Mr. Fair and Ms. Stone. And, of course, though, Mr. Anderson and somebody from his department is gonna have to participate, because besides planning issues there are traffic issues. You don't wanna put the driveways in a position where you created worse problems than you solved. And, so, we're happy to work with your staff and with representatives of the neighborhood before we – go forward on the vacation application.

MAYOR GOODMAN

All right. Thank you. All right, I'm gonna close the public hearing. Councilwoman Moncrief? Item 151?

COUNCILWOMAN MONCRIEF

Item No. 151, I **move for denial.**

MAYOR GOODMAN

All right, please vote. Post. Motion fails. **(Motion failed with Goodman, Reese, and Moncrief voting Yes and Brown, L.B. McDonald, Mack, and Weekly voting NO.)** Is there another motion?

COUNCILMAN MACK

Your Honor, **motion for approval with staff conditions.**

MAYOR GOODMAN

Vote, please. Post. Motion carries. **(Motion carried with Goodman, Reese, and Moncrief voting NO.)** Councilwoman, as to 152?

COUNCILWOMAN MONCRIEF

Item 152, I **move for denial.**

MAYOR GOODMAN

All right, please vote. Post. Motion fails. **(Motion failed with Goodman, Reese, and Moncrief voting Yes and Brown, L.B. McDonald, Mack, and Weekly voting NO.)**

COUNCILMAN MACK

Motion for approval with staff conditions.

MAYOR GOODMAN

All right, please vote. Post.

RONI RONEMUS

Councilman Weekly, Mayor Goodman, and Councilman Reese (inaudible), your vote did not register.

MAYOR GOODMAN

Motion carries. **(Motion carried with Goodman, Reese, and Moncrief voting NO.)** As to 153?

COUNCILWOMAN MONCRIEF

Item No. 153, I **move for denial.**

MAYOR GOODMAN

All right, please vote.

COUNCILMAN REESE

Before – I vote here, I may be, later – than sooner here. Is there any way, in the traffic study or in the analysis of this vacation, that we can look at what Councilman Brown suggested, the signalization at this locations?

BART ANDERSON

Right. This – particular vacation is for Holmby. There's a separate vacation for Del Rey. I presume what you're asking is Del Rey possible signalization. Certainly, we can look at that. Del Rey is not in a location that would normally be signalized, based on our normal grid. And, of course, we cannot signalize unless or until it meets warrants, but we will absolutely look at that.

COUNCILMAN REESE

Well, I think sometimes even if they don't meet warrants, I think there's a need here. I've been out there to some of the football games in the evening and on Saturdays where I've had to sit out there for maybe ten minutes to be able to access Buffalo, and I needed to go north once I left All American Park.

BART ANDERSON

I will certainly forward your concerns to the traffic engineer.

COUNCILMAN REESE

Thank you, Councilwoman.

COUNCILMAN BROWN

Your Honor, we're on 153?

MAYOR GOODMAN

Yes.

COUNCILMAN BROWN

We're asking for a waiver of the commercial development standards for reflective glass. I know Mr. Fair brought this up, and, just the way it sits, not being a designer, could you address the whole situation of the reflective glass? And certainly ways to mitigate that, as far as impact on the immediate neighborhood and likewise on traffic.

MARK FIORENTINO

Yes. We're gonna bring out the materials where they actually shows the – glass, so that you can see it's – not as reflective as – you might be concerned with. It's my understanding, there's a couple of reasons you do it. Number one, it does create a different design and different character. This is the glass we're talking about here. So, this is the color and style here, Your Honor, Councilman Brown. So, it's not like a mirror. It is technically reflective glass, but its reflective qualities, I think, are not to the point where it causes traffic concerns or visual concerns. It makes the building more attractive. It makes the building more efficient, from a energy standpoint. Again, though, probably most importantly, you can't see it from anybody's home. Because of the walls and the landscaping buffers, you will not be able to see the reflective glass, except from the roadways.

COUNCILMAN BROWN

And my last comment would be just on the southeast part of your parcel, I don't have the landscape plan in front of me, but I – would hope that the final development plan for landscaping that – corner, being in closest proximity to the two end homes on the cul-de-sac, that a lot of effort be put in despite it being the far part of the parking lot that is the closest to the neighborhood. So, I just ask you to look closely at that area.

MARK FIORENTINO

Councilman Brown, it's currently designed to have a minimum depth of 25 feet, which is fairly substantial. And, again, this exact corner may very well change, if we move the driveway, but you have our commitment that it'll be done right.

MAYOR GOODMAN

All right. Thank you. Councilwoman, would you like to repeat your motion, please?

COUNCILWOMAN MONCRIEF

I move for denial.

MAYOR GOODMAN

All right. On 153, please vote. Post. Motion fails. **(Motion failed with Goodman, Reese, and Moncrief voting YES and Brown, L.B. McDonald, Mack, and Weekly voting NO.)** Is there another motion?

COUNCILMAN MACK

Motion for approval with staff conditions.

ROBERT GENZER

Your Honor, before that vote is taken, I do need to ask, since it came up during the discussion, is there any preference to add a condition for a fence around the parking lot portion of the property, similar to what was done across the street at our park?

MAYOR GOODMAN

Councilman Mack?

COUNCILMAN MACK

I think I'm gonna leave that up to staff and you guys can work that out internally. I don't wanna place that as a condition.

BRYAN SCOTT

Well, you probably need to put it on as a condition, and they can work out the particulars about the actual gate itself.

MAYOR GOODMAN

All right. Councilman Brown, did you wanna be heard?

COUNCILMAN BROWN

Along the same lines, there was a commitment made as far as increased security so the, a security, and I don't know if it's 24 hours, but the statement was made by one of the neighbors as far as the people showed up before the doors opened, the guard didn't show up until the doors opened. So, if there's a, I think you made that commitment that you would look into expanding the physical presence of security onsite, certainly earlier in the morning and a little bit after closing. And, again, I guess I'd leave that up to –

MARK FIORENTINO

You think you have Mr. Molasky's commitment that he will do everything he can within the parameters of the requirements of the GSA.

MAYOR GOODMAN

All right. There's been a motion –

COUNCILMAN MACK

Your Honor, so I will **add the amended condition of the gate and the security to be worked out with staff.**

MAYOR GOODMAN

All right, let's vote, please. Post. Motion carries. **(Motion carried with Goodman, Reese, and Moncrief voting NO.)** All right. Thank you very much. And, I can say, on behalf of my Council, we appreciate the presentation by Mr. Fiorentino and we appreciate the quality of commitment of the neighbors. I think that this is what government is all about, where people can show that they, with even the emotions running deep, that there's a great deal of civility, and we appreciate that.

MARK FIORENTINO

Your Honor, if I could?

MAYOR GOODMAN

Yes.

MARK FIORENTINO

I wanted to – thank all of you, again, for your patience and your consideration, you, your staff, and everybody in the room, and I wanted to wish you all actually a very happy and safe holiday season since I will unlikely see you again before the end of the year.

MAYOR GOODMAN

All right. The same to you and yours.

MARK FIORENTINO

Thank you.

(END OF DISCUSSION)

/gpb/ac/gpb;ac

EXHIBIT Q

City of Las Vegas

Agenda Item No. 151

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 17, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

NOT TO BE HEARD BEFORE 4:00 P.M. - REZONING RELATED TO GPA-2993 - PUBLIC HEARING - **ZON-3176 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief). The Planning Commission (3-1-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1016	Planning Commission Mtg.	2
City Council Meeting	1265	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (3-1-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest petition with 1,265 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 filed under Item 150
5. Back up referenced from the 11/20/2003 Planning Commission meeting Item 9
6. Submitted after meeting: Petitions of Protest with 56 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 (attached to Item 150 [GPA-2993])

MOTION:
MACK – APPROVED – Motion carried with GOODMAN, REESE and MONCRIEF voting No

NOTE: A previous motion for denial by MONCRIEF failed with GOODMAN, REESE and MONCRIEF voting Yes and BROWN, L.B. McDONALD, MACK and WEEKLY voting No.

NOTE: COUNCILWOMAN MONCRIEF disclosed that Items 150 through 153 all relate to a parcel of land which lies within the Ward 1 neighborhood in which she lives. Her home is approximately one quarter of a mile from this site. She was advised by the City Attorney and believes that there is nothing that prevents her participation. The Ethics Code and Statute warns against participation when her financial interest would be at stake and those financial interests

CERTIFIED AS A TRUE COPY
Doreen F. Gray
Deputy CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04 (19)

CLV01153

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 151 – ZON-3176

MINUTES – Continued:
are different than those of any larger group of the interested persons. She has no evidence that this project would have any effect upon the market value of her property, therefore she has no financial interest in the results of this vote. Further, she believes that any noise, light or traffic created by the project would not affect her life nor would the completed structure even be visible from her property. Accordingly, the benefit or the detriment to her, which could result from this decision, is no greater than it is for any other member of the larger group of Ward 1 residents interested in the quality or development in this neighborhood. Therefore, she would participate in the decisions of these items.

NOTE: MAYOR GOODMAN disclosed that he and MR. MOLASKY have been friends for many years. MR. MOLASKY has been instrumental in the downtown redevelopment efforts and he will be developing the IRS building on a piece of property adjacent to the 61 acres that the City has acquired. However, this would not affect his vote, and therefore he will vote on all items.

MINUTES:
NOTE: A Combined Verbatim Transcript of Item 150 [GPA-2993], Item 151 [ZON-3176], Item 152 [VAC-3178], and Item 153 [SDR-3177] is made a part of the Final Minutes under Item 150 [GPA-2993].

(5:33 – 8:22)
6-479/7-1

CONDITIONS:
Planning and Development

1. Approval of a General Plan Amendment (GPA-2993) of the Southwest Sector Land Use Plan to change the Land Use Designation from: DR (Desert Rural) to O (Office) by the City Council.

2. A Site Development Plan Review application (SDR-3177) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. A Reversionary Map for the purpose of eliminating the existing lot line bisecting this proposed development shall be recorded prior to the issuance of any permits for this site unless otherwise allowed by the Building Department.

4. Construct half-street improvements including appropriate overpaving on Del Rey Avenue adjacent to this site concurrent with development of this site, unless Del Rey Avenue is

CONDITIONS – Continued:

properly vacated prior to commencement of development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. If Del Rey Avenue is vacated this site shall be responsible to terminate Del Rey Avenue in a manner acceptable to the City Engineer.

5. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

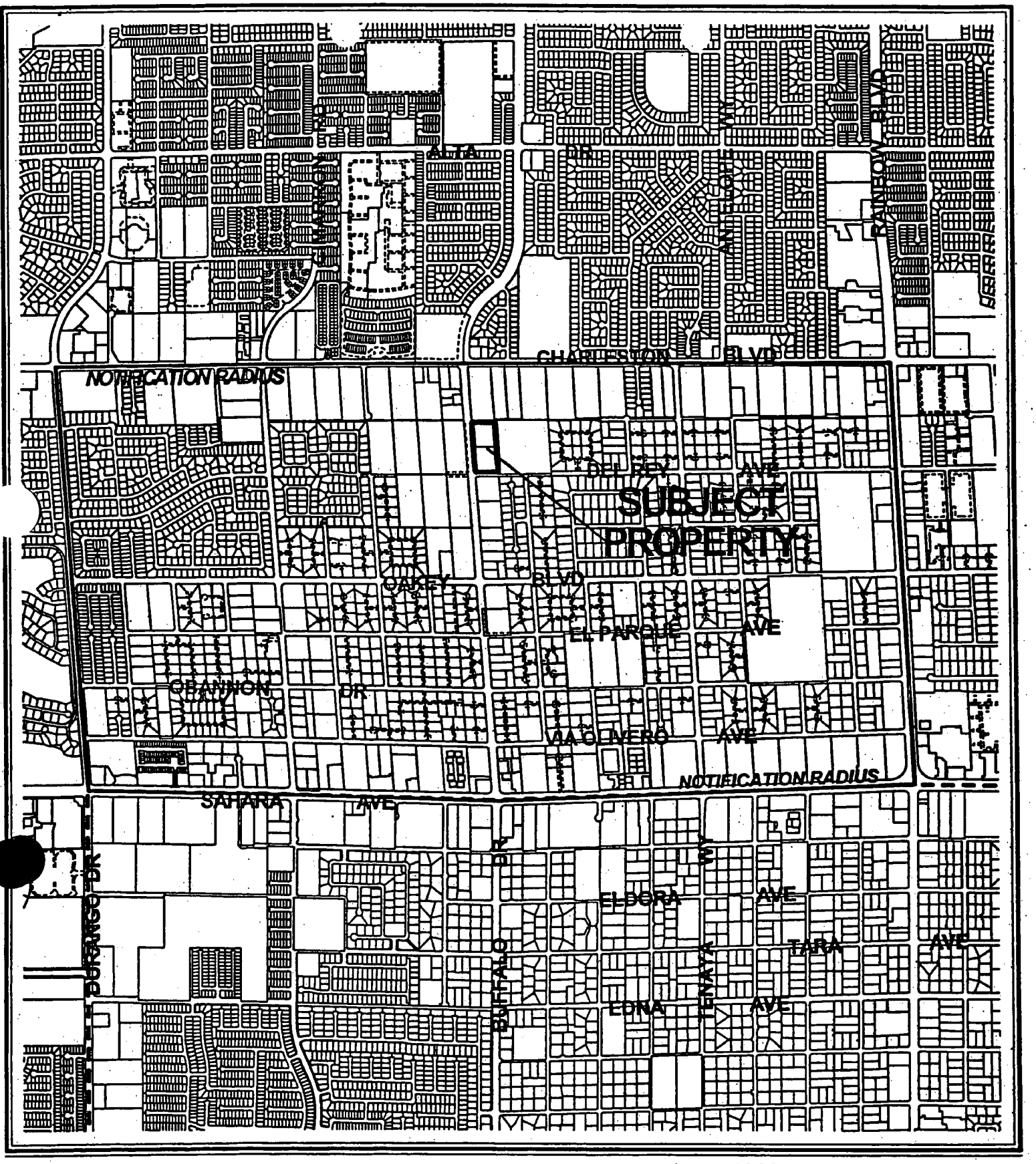
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site,

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 151 – ZON-3176

CONDITIONS – Continued:

whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



CASE: ZON-3176

RADIUS: 2 MILES & SPECIAL

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

151

N

CLV01157



0 1000 2000 Feet

CASE: ZON-3176

RADIUS: 2 MILES & SPECIAL

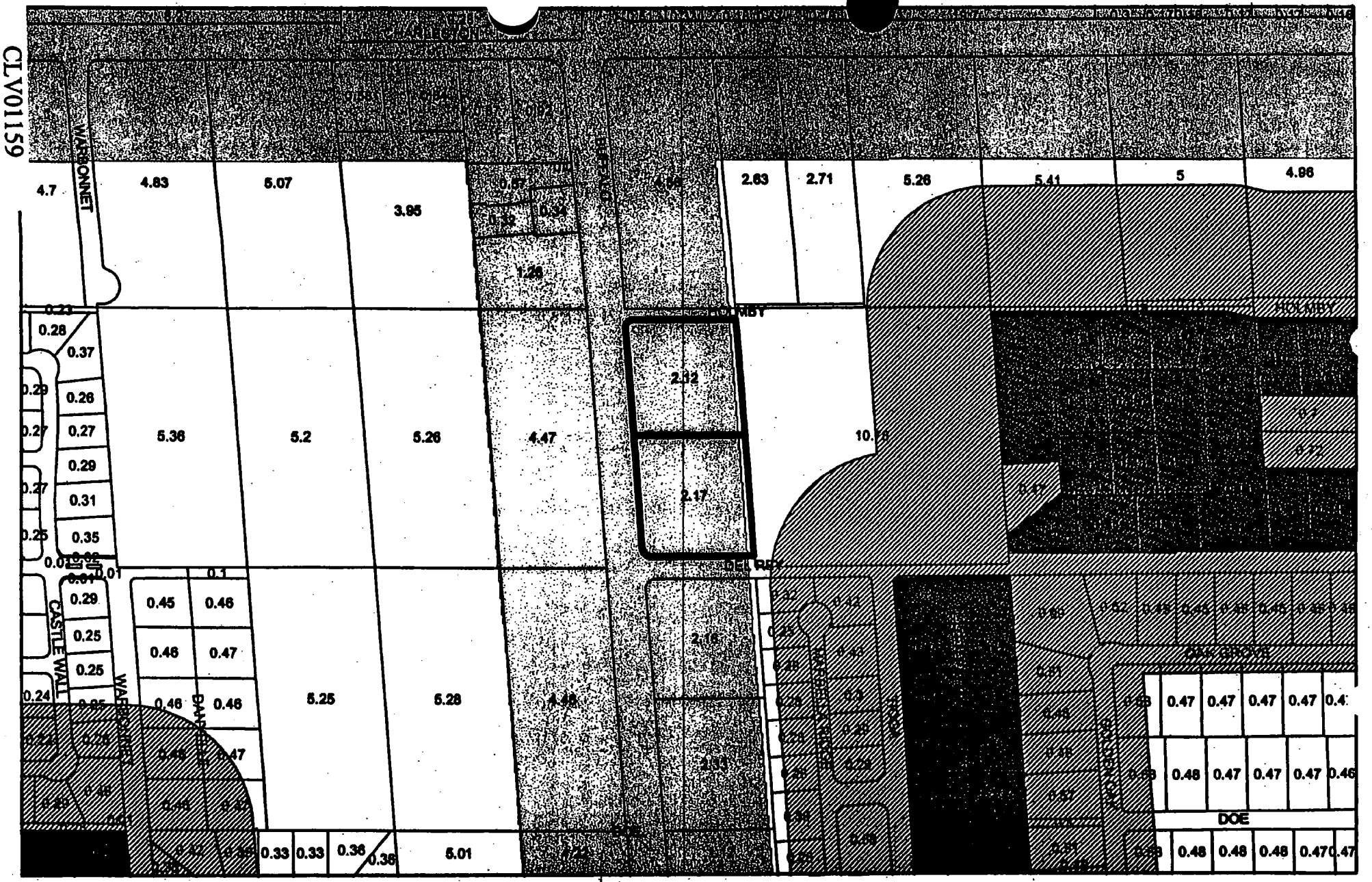
ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

CLV01158

N

CLV01159



Case: ZON-3176

Rural Preservation Site Map

City of L.V. RPN Buffer

City of L.V. RPN Parcel

330 Buffer from Major Street

Clark County RPN Buffer

Clark County RPN Parcel

Subject Area

0.48 Parcel Size in Net Acres

2.29 Total Subject Area

N

9

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 17, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3176 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST

** CONDITIONS **

The Planning Commission (3-1-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of a General Plan Amendment (GPA-2993) of the Southwest Sector Land Use Plan to change the Land Use Designation from: DR (Desert Rural) to O (Office) by the City Council.

2. A Site Development Plan Review application (SDR-3177) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. A Reversionary Map for the purpose of eliminating the existing lot line bisecting this proposed development shall be recorded prior to the issuance of any permits for this site unless otherwise allowed by the Building Department.

4. Construct half-street improvements including appropriate overpaving on Del Rey Avenue adjacent to this site concurrent with development of this site, unless Del Rey Avenue is properly vacated prior to commencement of development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. If Del Rey Avenue is vacated this site shall be responsible to terminate Del Rey Avenue in a manner acceptable to the City Engineer.

5. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus

turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from R-E (Residence Estates) to O (Office) on a 4.46-acre site, located approximately between Charleston Boulevard and Del Rey Avenue, on the east side of Buffalo Drive. Approval of this Rezoning request will allow the applicant to develop an office development on the site.

B) Applicant's Justification

The applicant states that the zone change is justified for several reasons. Buffalo Drive is a 100-foot right-of-way, therefore this project will serve as an ideal buffer between a primary arterial and single-family homes located east of the site. Since the project is a low intensity use with limited hours of operation, it will be harmonious and compatible with the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential (R) Residential land uses with a maximum density of 3.59 dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this map, the subject properties were designated for Rural Density (R) Residential land uses, with a maximum density of 3.59 dwelling units per acre.
03/20/96	The Las Vegas City Council denied GPA-0052-95, which was a request from Rural Density Residential (R) to Office (O). The Planning Commission recommended approval.
11/23/98	The Las Vegas City Council approved GPA-0027-98, which changed the land use on the subject property (along with many other properties within this neighborhood) from Rural Density Residential (R) to Desert Rural Density Residential (DR). The Planning Commission recommended approval.

11/20/03 The Planning Commission heard the following related items: General Plan Amendment (GPA-2993) they failed to reach a super majority which is tantamount to denial, Vacation (VAC-3178) and Site Development Plan Review (SDR-3177) they recommended approval.

11/20/03 The Planning Commission voted 3-1-2 to recommend APPROVAL (PC Agenda Item #9).

B) Pre-Application Meeting

09/25/03 During a pre-application submittal conference the following was discussed:

- The Neighborhood meeting will be October 10, 2003.
- Food services are possible with the office use.
- A parking analysis is needed that also includes outdoor seating.
- The trash enclosure needs to be 50 feet from residential and covered.
- A waiver of the reflective glass proscription is wanted.

C) Neighborhood Meetings

10/06/03 A neighborhood meeting sponsored by the applicant was held at the Johnson Community School, 340 Villa Monterey. 31 persons attended and had the following comments:

- If one parcel goes commercial all parcels will change.
- The proposal will lower property values.
- There should be no Del Ray Avenue access to Buffalo Drive.
- The proposal should involve a 20-year lease with a guarantee.
- The neighbors don't want any retail that would be open to public.
- The residents have security concerns; nights and weekends in particular were a concern.
- On-street parking is a concern.
- Some of the residents would rather have dirt field than development.
- The location is a bad site
  - It is not on a bus route.
  - It is not adjacent to other commercial parcels.
  - There are other sites available for the proposed use.

All of the neighbors were opposed to the proposal.

DETAILS OF APPLICATION REQUEST

Site Area: 4.46 Acres

EXISTING LAND USE

Subject Properties	Undeveloped
North	Apartments
South	Undeveloped
East	Single Family Detached and Undeveloped
West	City Park

PLANNED LAND USE

Subject Properties	DR (Desert Rural Density Residential)
North	M (Medium Density Residential)
South	DR (Desert Rural Density Residential)
East	DR (Desert Rural Density Residential)
West	P/R/OS (Park/Recreation/Open Space)

EXISTING ZONING

Subject Properties	R-E (Residence Estates)
North	R-3 (Medium Density Residential)
South	R-E (Residence Estates)
East	R-E (Residence Estates) and R-E (Residence Estates) ROI to R-PD2
West	R-E (Residence Estates) ROI to C-V (Civic)

E) General Plan Compliance

This site is currently designated DR (Desert Rural) on the Southwest Sector Map of the General Plan. The applicant has submitted an application to amend the designation to O (Office), which would allow this rezoning to be considered.

SPECIAL DISTRICTS/ZONES		
Special Area Plan		**X**
Special Overlay District		**X**
Trails		**X**
Study Area		**X**
Rural Preservation Neighborhood		**X**
County/North Las Vegas/HOA Notification		**X**
Development Impact Notification Assessment		**X**

There are no special districts or zones that affect this request.

F) General Analysis and Discussion

The property is located on the east side of Buffalo Drive, a 100 Primary Arterial on the Master Plan of Streets and Highways, approximately between Charleston Boulevard to the north and Del Rey Avenue to the south.

The property has a multi-family development to north, a large parcel with an antenna to the east, and a vacant parcel to the south, across Del Rey Avenue. Across the street is one of the main entrances to a large City of Las Vegas park. With these uses and the traffic potential that is associated with the large park and the size of Buffalo Drive the proposed office is an appropriate transition from the impact of the existing uses and traffic and the neighboring residential development.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**
   The proposal conforms to the Southwest Sector Land Use Plan and the General Plan in the following manner:
   - This proposal supports Policy B2. of the General Plan that calls for the development of infill parcels to make use of existing utilities, facilities and services.
   - This application supports Program C.2.3 of the General plan that calls for the use of Office developments as buffers between low density residential districts and more intensive uses such as Buffalo Drive.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   This request will result in O (Office) zoning. This zoning district will be compatible with neighboring uses as the General plan states that Office uses are appropriate buffers between intensive uses and low density residential.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   Traffic along Buffalo Drive and the development of a large public park across Buffalo Drive from the subject parcels have made residential development of the parcels impractical. With this in mind and the low impact of office uses makes the proposal appropriate.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   Buffalo Drive is of sufficient size to handle the additional traffic of the proposed use.

NOTICES MAILED 1,882 by Planning Department

APPROVALS 2

PROTESTS 1,016

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3176 APN: 163-03-101-003

Name of Property Owner: Cullings William L.

Name of Applicant: PH SSA, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: William L Cullings

Print Name: WILLIAM L CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ALICE RUSS
No: 03-83649-1
My Appointment Expires Aug. 25, 2007

CLV01166

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3176 APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: PH SSA, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Stephen Schneider, Trustee

Print Name: Schneider Family Trustee

Subscribed and sworn before me

This 1 day of October, 2003

Angela Patterson

Notary Public in and for said County and State

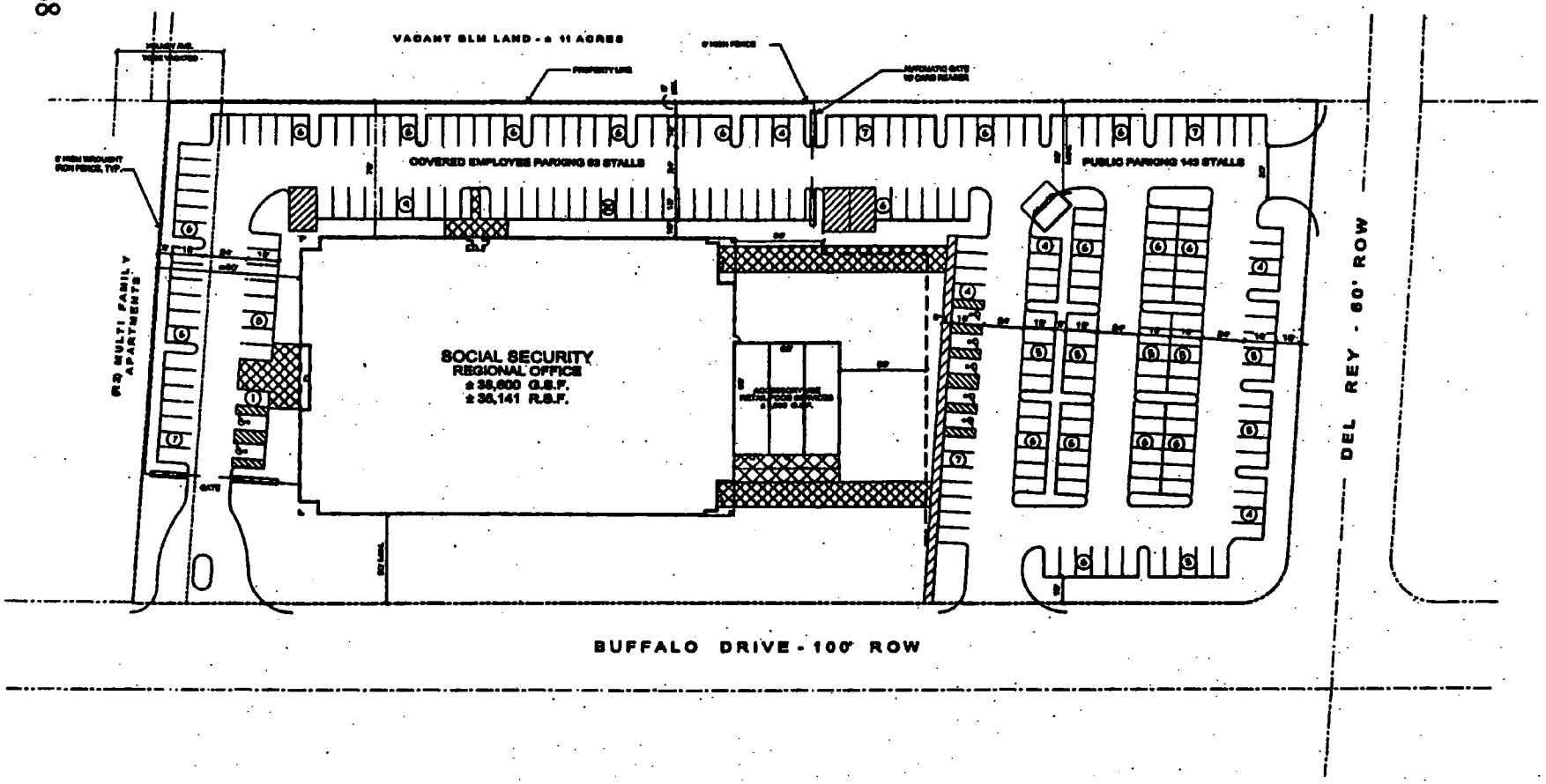
State of Georgia

Barrow County

CLV01167

ANGELA PATTERON
Notary Public Barrow County, Georgia
My Commission Expires April 18, 2005

CLV01168



SITE SUMMARY

SITE AREA:	± 180,000 S.F. (± 4.09 AC)
BUILDING AREA:	40,000 G.S.F.
COVERAGE:	22.00 %
PARKING REQUIRED: (1/ 1 1/2)	100 CARS
36,000 S.F. OFFICE @ 1 CAR/300	1"
3,000 S.F. RETAIL @ 1 CAR/100	
PARKING PROVIDED:	220 CARS
S.S.A. EMPLOYEE PARKING	69 CARS
PUBLIC PARKING	143 CARS

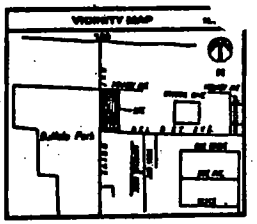
DENOTES 10' x 50' LOADING SPACE

DENOTES TRASH ENCLOSURE

PROPOSED SITE PLAN FOR:
S.S.A. - LAS VEGAS, NV.

HFA

N

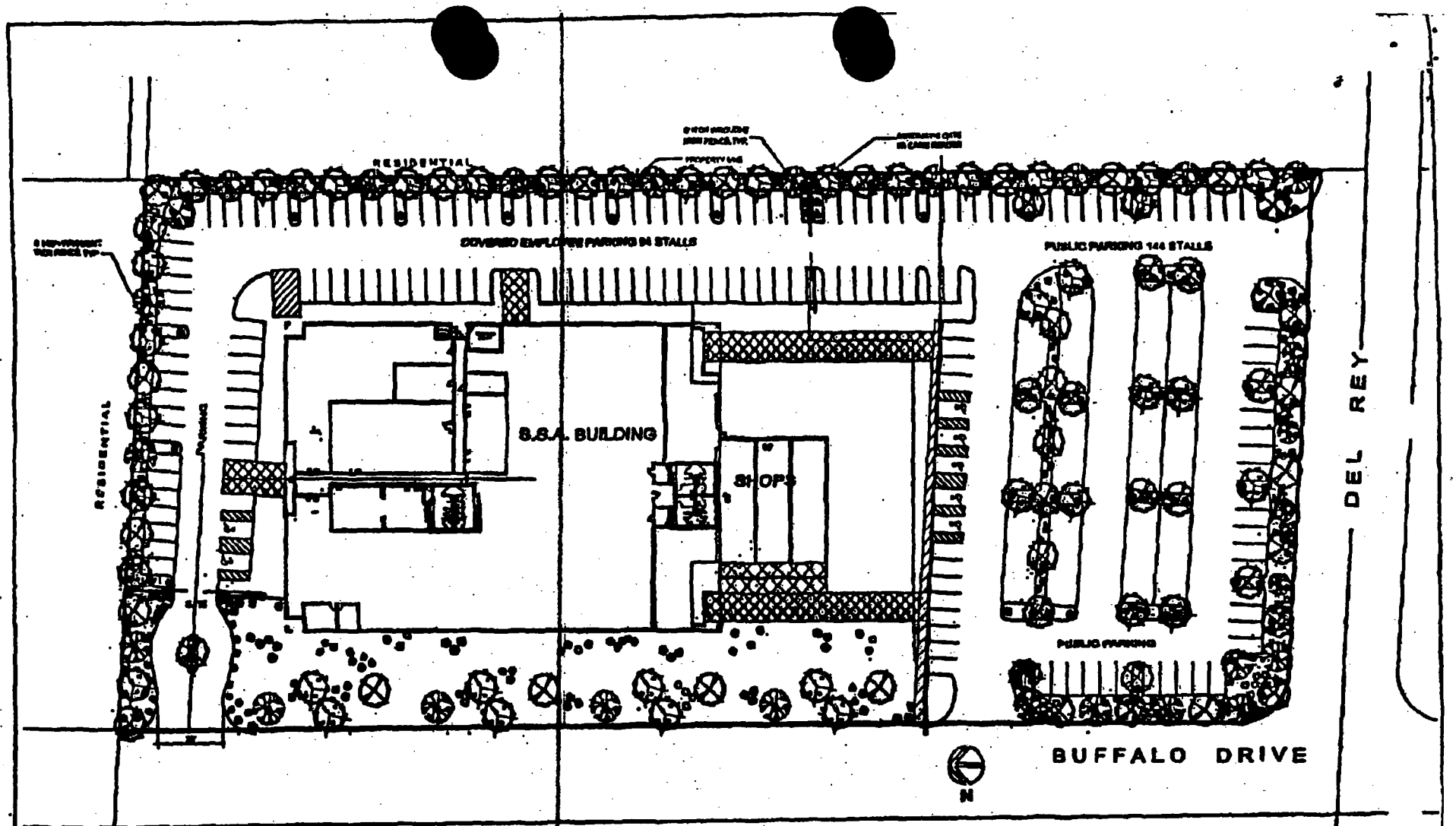


STAFF

REVISED 10-22-03

ZON-3176
11-20-03 PC

CLV01169



LANDSCAPE SERVICES INC.

IMPORTANT: BLOCK WALLS ARE SHOWN FOR REFERANCE ONLY. ACTUAL PLACMENT OF BLOCK WALLS MAY VARY FROM DRAWING.

DATE: 10/06/03 | PAGE : 1 OF 1

INITIAL _____ DATE _____

LS 1.1

SCALE: NTS

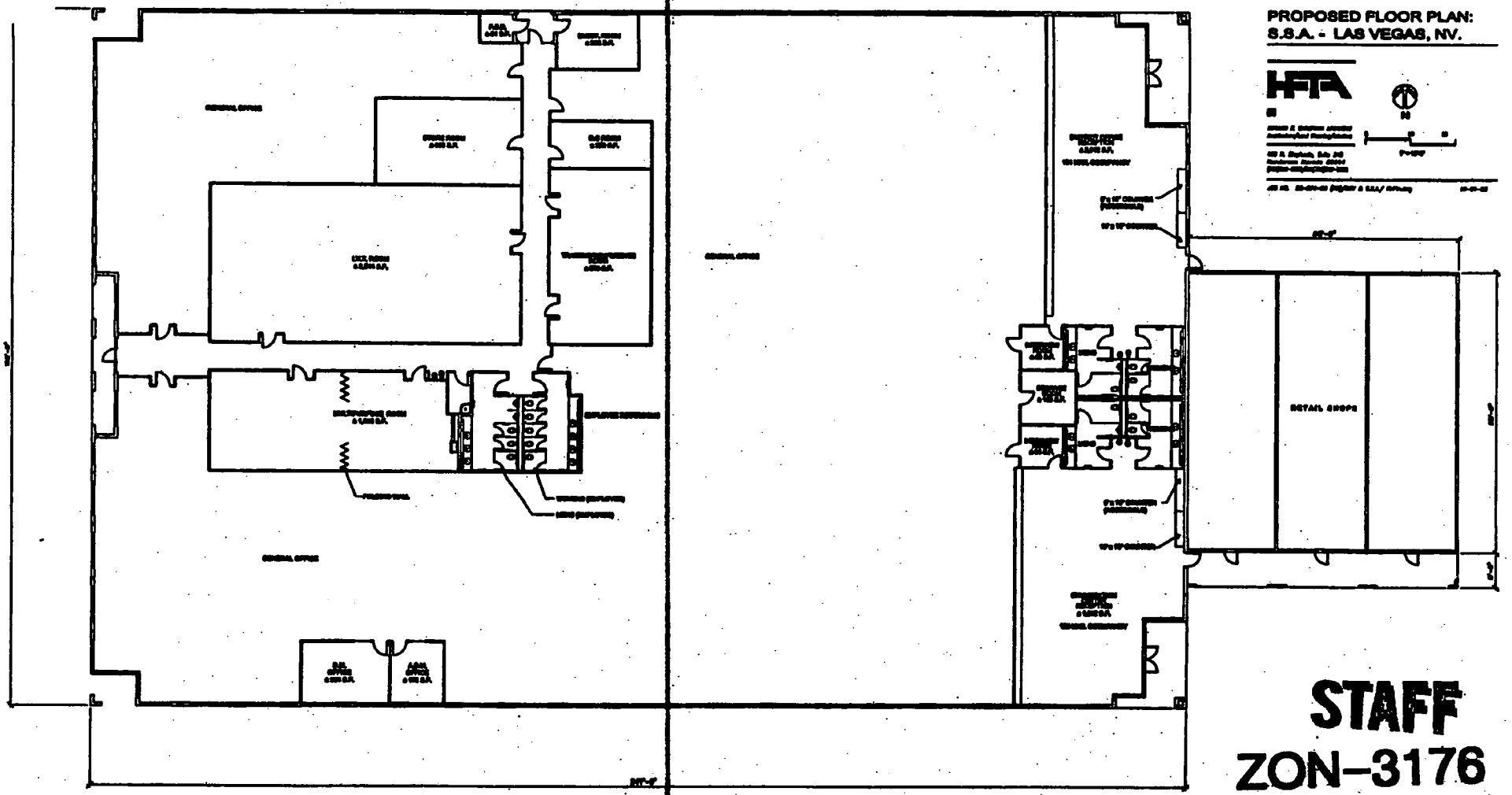
STAFF

ZON-3176

11-20-03 PC

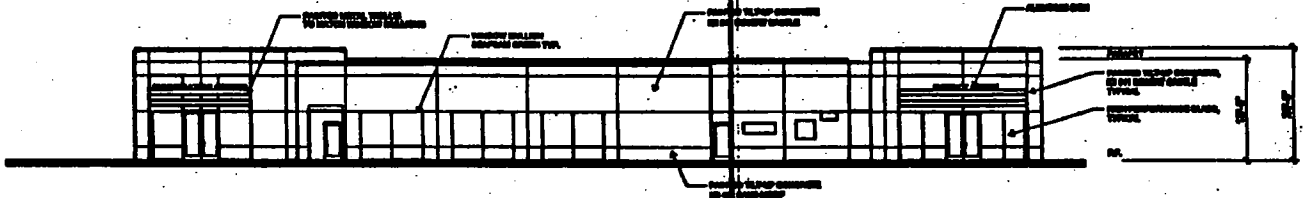
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CLV01170

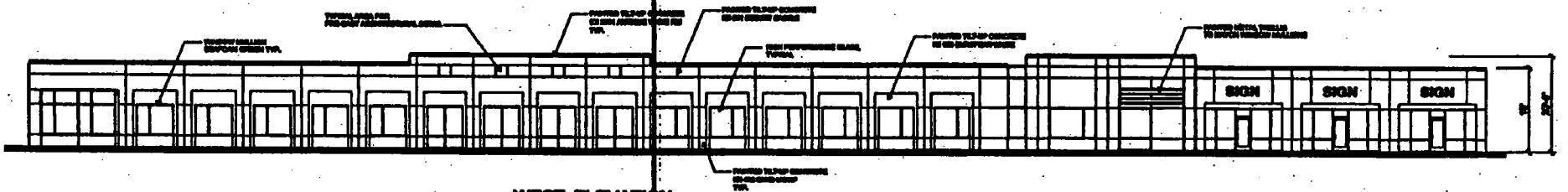


STAFF
ZON-3176
11-20-03 PC

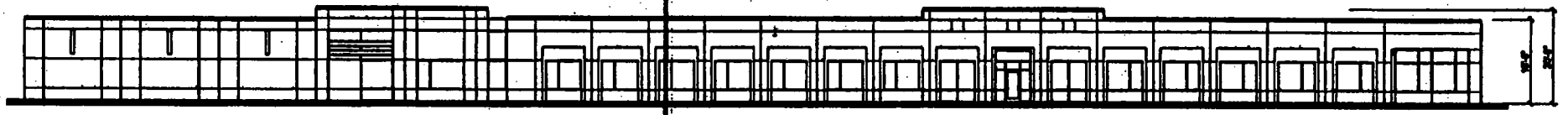
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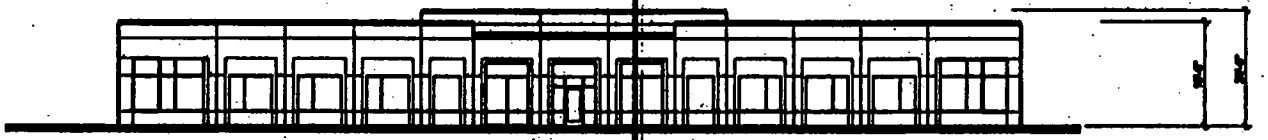
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS
S.S.A. - LAS VEGAS, NV.

HFTA

STAFF
ZON-3176
11-20-03 PC

EXHIBIT R

City of Las Vegas

Agenda Item No. 152

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 17, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

NOT TO BE HEARD BEFORE 4:00 P.M. - VACATION RELATED TO GPA-2993 AND ZON-3176 - PUBLIC HEARING - **VAC-3178 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS** - Request for a Petition to vacate Holmby Avenue, generally located east of Buffalo Drive, between Charleston Boulevard and Del Rey Avenue, Ward 1 (Moncrief). The Planning Commission (3-1-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	25	Planning Commission Mtg.	1
City Council Meeting	1265	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (3-1-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest petition with 1,265 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 filed under Item 150
5. Back up referenced from the 11/20/2003 Planning Commission meeting Item 10
6. Submitted after meeting: Petitions of Protest with 56 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 (attached to Item 150 [GPA-2993])

MOTION:

MACK – APPROVED – Motion carried with GOODMAN, REESE and MONCRIEF voting No

NOTE: A previous motion for denial by MONCRIEF failed with GOODMAN, REESE and MONCRIEF voting Yes and BROWN, L.B. McDONALD, MACK and WEEKLY voting No.

NOTE: COUNCILWOMAN MONCRIEF disclosed that Items 150 through 153 all relate to a parcel of land which lies within the Ward 1 neighborhood in which she lives. Her home is approximately one quarter of a mile from this site. She was advised by the City Attorney and believes that there is nothing that prevents her participation. The Ethics Code and Statute warns against participation when her financial interest would be at stake and those financial interests are different than those of any larger group of the interested persons. She has no evidence that

CLV01172

CERTIFIED AS A TRUE COPY
Deputy CITY CLERK, CITY OF LAS VEGAS NEVADA 2/20/04 (10)

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 152 – VAC-3178

MINUTES – Continued:
this project would have any effect upon the market value of her property, therefore she has no financial interest in the results of this vote. Further, she believes that any noise, light or traffic created by the project would not affect her life nor would the completed structure even be visible from her property. Accordingly, the benefit or the detriment to her, which could result from this decision, is no greater than it is for any other member of the larger group of Ward 1 residents interested in the quality or development in this neighborhood. Therefore, she would participate in the decisions of these items.

NOTE: MAYOR GOODMAN disclosed that he and MR. MOLASKY have been friends for many years. MR. MOLASKY has been instrumental in the downtown redevelopment efforts and he will be developing the IRS building on a piece of property adjacent to the 61 acres that the City has acquired. However, this would not affect his vote, and therefore he will vote on all items.

MINUTES:
NOTE: A Combined Verbatim Transcript of Item 150 [GPA-2993], Item 151 [ZON-3176], Item 152 [VAC-3178], and Item 153 [SDR-3177] is made a part of the Final Minutes under Item 150 [GPA-2993].

(5:33 – 8:22)
6-479/7-1

CONDITIONS:
1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-3176 may be used to satisfy this condition provided that it covers the area to be vacated.

2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

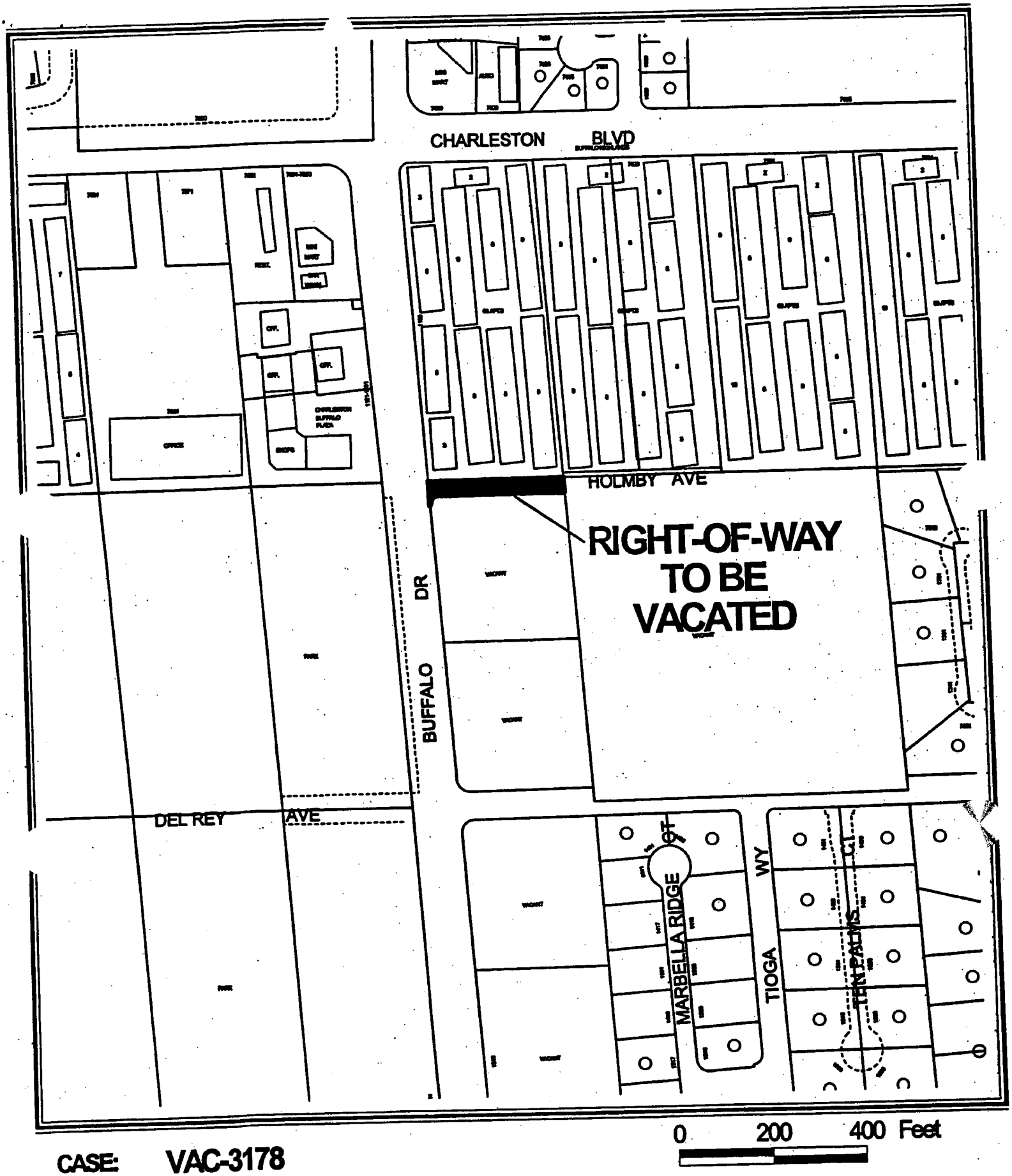
3. All development shall be in conformance with code requirements and design standards of all City departments.

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 152 – VAC-3178

CONDITIONS – Continued:

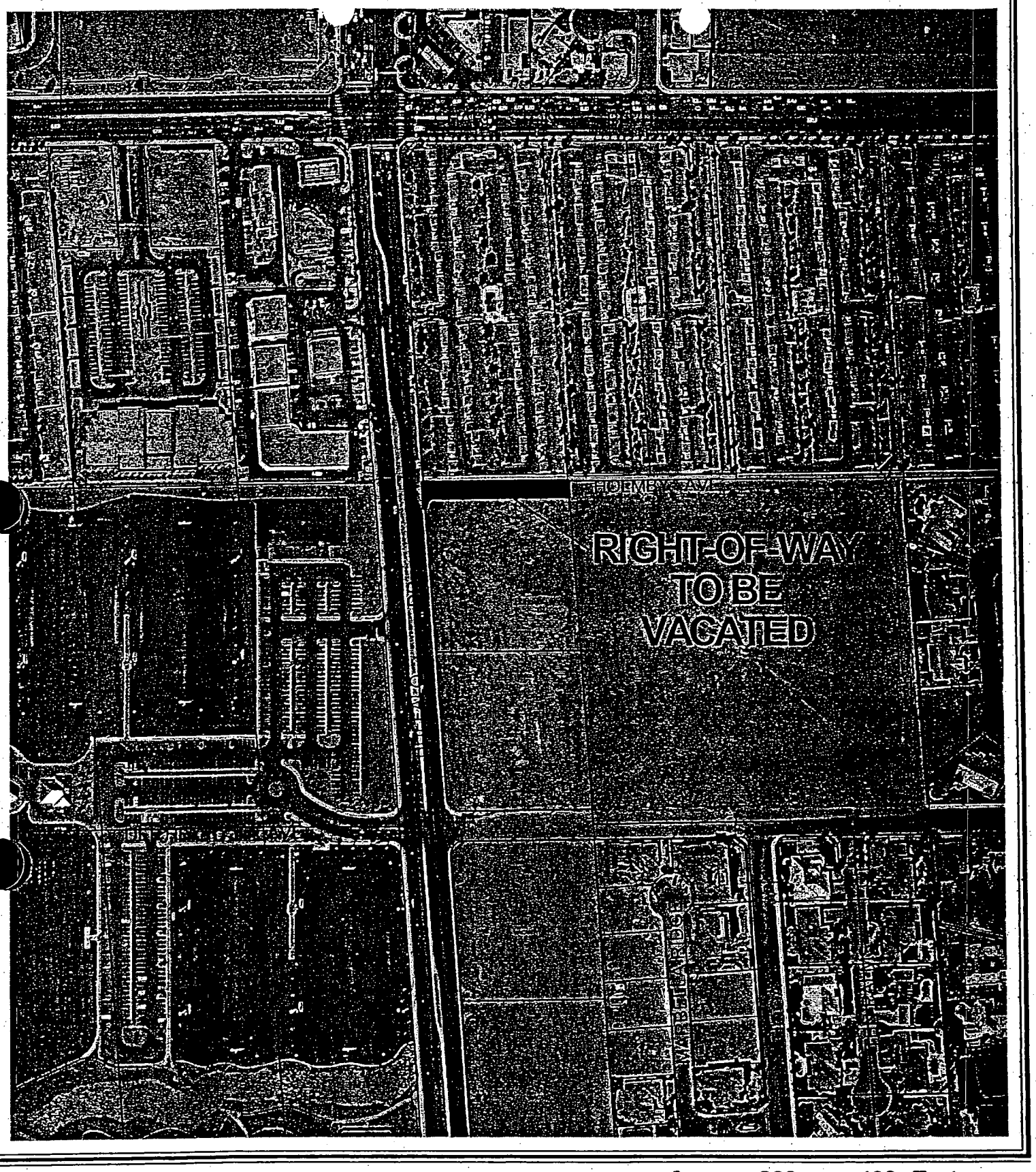
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



CASE: VAC-3178
RADIUS: SPECIAL

CLV01175



0 200 400 Feet

CASE: **VAC-3178**
RADIUS: SPECIAL

CLV01176

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 17, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-3178 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS

** CONDITIONS **

The Planning Commission (3-1-2 vote) and staff recommend APPROVAL, subject to:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-3176 may be used to satisfy this condition provided that it covers the area to be vacated.

2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

3. All development shall be in conformance with code requirements and design standards of all City departments.

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is to vacate the south 30 feet of Holmby Avenue from the east right-of-way line of Buffalo Drive extending westerly approximately 290 feet.

B) Applicant's Justification

The applicant's justification letter states that the right-of-way for Holmby Avenue is no longer necessary, and will be incorporated into the proposed office development on the adjacent property.

BACKGROUND INFORMATION

A) Previous Actions

11/20/03 The Planning Commission heard the following related items: General Plan Amendment (GPA-2993) they failed to reach a super majority, which is tantamount to denial, Rezoning (ZON-3176) and Site Development Plan Review (SDR-3177) they recommended approval.

11/20/03 The Planning Commission voted 3-1-2 to recommend APPROVAL (PC Agenda Item #10).

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a public right-of-way located in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 3, Township 21 South, Range 60 East.

ANALYSIS

A) Planning discussion

The applicant intends to incorporate the public rights-of-way into the adjacent parcels for development. This request is appropriate, as the subject right-of-way is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as this portion of Holmby Avenue is unused for vehicular traffic.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, as this portion of Holmby Avenue is unused for vehicular traffic.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes in that there are no plans to continue Holmby Avenue as a through street.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, ZON-3176 and SDR-3177, which is a proposed Social Security Administration building.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 7 by City Clerk

APPROVALS 1

PROTESTS 25

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3178 APN: 163-03-101-003

Name of Property Owner: William L. Cullings

Name of Applicant: PH SSA, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: William L Cullings

Print Name: WILLIAM L. CULLINGS

Subscribed and sworn before me

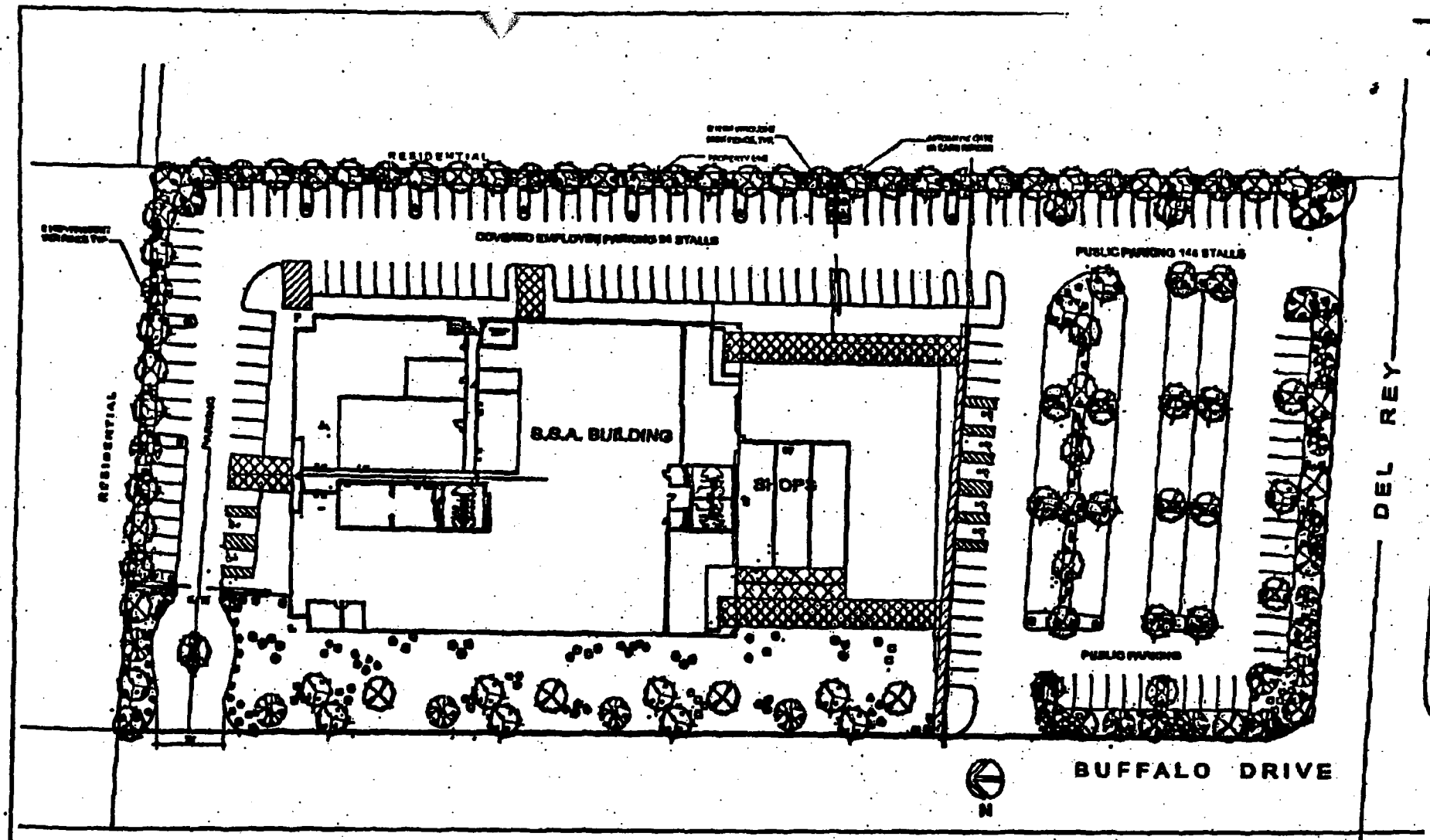
This 1st day of October, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ALICE RUSS
No: 03-83449-1
My Appointment Expires Aug. 26, 2007

CLV01180

CLV01181



LANDSCAPE SERVICES INC.

IMPORTANT: BLOCK WALLS ARE SHOWN FOR REFERANCE ONLY. ACTUAL PLACMENT OF BLOCK WALLS MAY VARY FROM DRAWING.

DATE: 10/06/03 | PAGE : 1 OF 1

INITIAL _____ DATE _____

LS 1.1

SCALE: NTS

STAFF

VAC-3178

11-20-03 PC

** TOTAL PAGE.02 **

EXHIBIT S

City of Las Vegas

Agenda Item No. 153

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 17, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

NOT TO BE HEARD BEFORE 4:00 P.M. - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-2993, ZON-3176 AND VAC-3178 - PUBLIC HEARING - **SDR-3177 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST** - Request for a Site Development Plan Review and a Waiver of the Commercial Development Standards FOR REFLECTIVE GLASS IN CONJUNCTION WITH A PROPOSED 42,500 SQUARE FOOT OFFICE AND RETAIL BUILDING on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief). The Planning Commission (3-1-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1015	Planning Commission Mtg.	2
City Council Meeting	1265	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (3-1-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest petition with 1,265 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 filed under Item 150
5. Back up referenced from the 11/20/2003 Planning Commission meeting Item 11
6. Submitted after meeting: Petitions of Protest with 56 signatures (Note: verification of known duplicates cannot be ascertained) for Items 150, 151, 152 & 153 (attached to Item 150 [GPA-2993])

MOTION:

MACK – APPROVED subject to conditions and the following added condition:

- ***Install a fence around the property with gates and provide security to be determined by the Planning and Development Department.***

– Motion carried with GOODMAN, REESE and MONCRIEF voting No

NOTE: A previous motion for denial by MONCRIEF failed with GOODMAN, REESE and MONCRIEF voting Yes and BROWN, L.B. McDONALD, MACK and WEEKLY voting No.

CERTIFIED AS A TRUE COPY
Dawn L. Gray
Deputy CITY CLERK, CITY OF LAS VEGAS NEVADA 2/20/04 (21)

CLV01182

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 153 – SDT-3177

MINUTES – Continued:

NOTE: COUNCILWOMAN MONCRIEF disclosed that Items 150 through 153 all relate to a parcel of land which lies within the Ward 1 neighborhood in which she lives. Her home is approximately one quarter of a mile from this site. She was advised by the City Attorney and believes that there is nothing that prevents her participation. The Ethics Code and Statute warns against participation when her financial interest would be at stake and those financial interests are different than those of any larger group of the interested persons. She has no evidence that this project would have any effect upon the market value of her property, therefore she has no financial interest in the results of this vote. Further, she believes that any noise, light or traffic created by the project would not affect her life nor would the completed structure even be visible from her property. Accordingly, the benefit or the detriment to her, which could result from this decision, is no greater than it is for any other member of the larger group of Ward 1 residents interested in the quality or development in this neighborhood. Therefore, she would participate in the decisions of these items.

NOTE: MAYOR GOODMAN disclosed that he and MR. MOLASKY have been friends for many years. MR. MOLASKY has been instrumental in the downtown redevelopment efforts and he will be developing the IRS building on a piece of property adjacent to the 61 acres that the City has acquired. However, this would not affect his vote, and therefore he will vote on all items.

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 150 [GPA-2993], Item 151 [ZON-3176], Item 152 [VAC-3178], and Item 153 [SDR-3177] is made a part of the Final Minutes under Item 150 [GPA-2993].

(5:33 – 8:22)
6-479/7-1

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The trash enclosure shall be covered and screened as required by the Commercial Design Standards

3. A waiver allowing the use of reflective glass is approved.

4. All development shall be in conformance with the site plan and building elevations.

CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 153 – SDT-3177

CONDITIONS – Continued:

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

6. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

10. All City Code requirements and design standards of all City departments must be satisfied.

11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

12. Vacation of Del Rey Avenue shall record prior to the issuance of building permits for the building.

13. The hours of operation for the accessory retail use shall be limited to that of the primary use.

14. The amount of retail space shall be limited to 3,500 square feet of which only 2,000 square feet may be restaurant.

Public Works

15. Petition of Vacation VAC-3178 shall record prior to the issuance of any building permits for improvements abutting or overlying the area to be vacated unless otherwise allowed by the City Engineer.

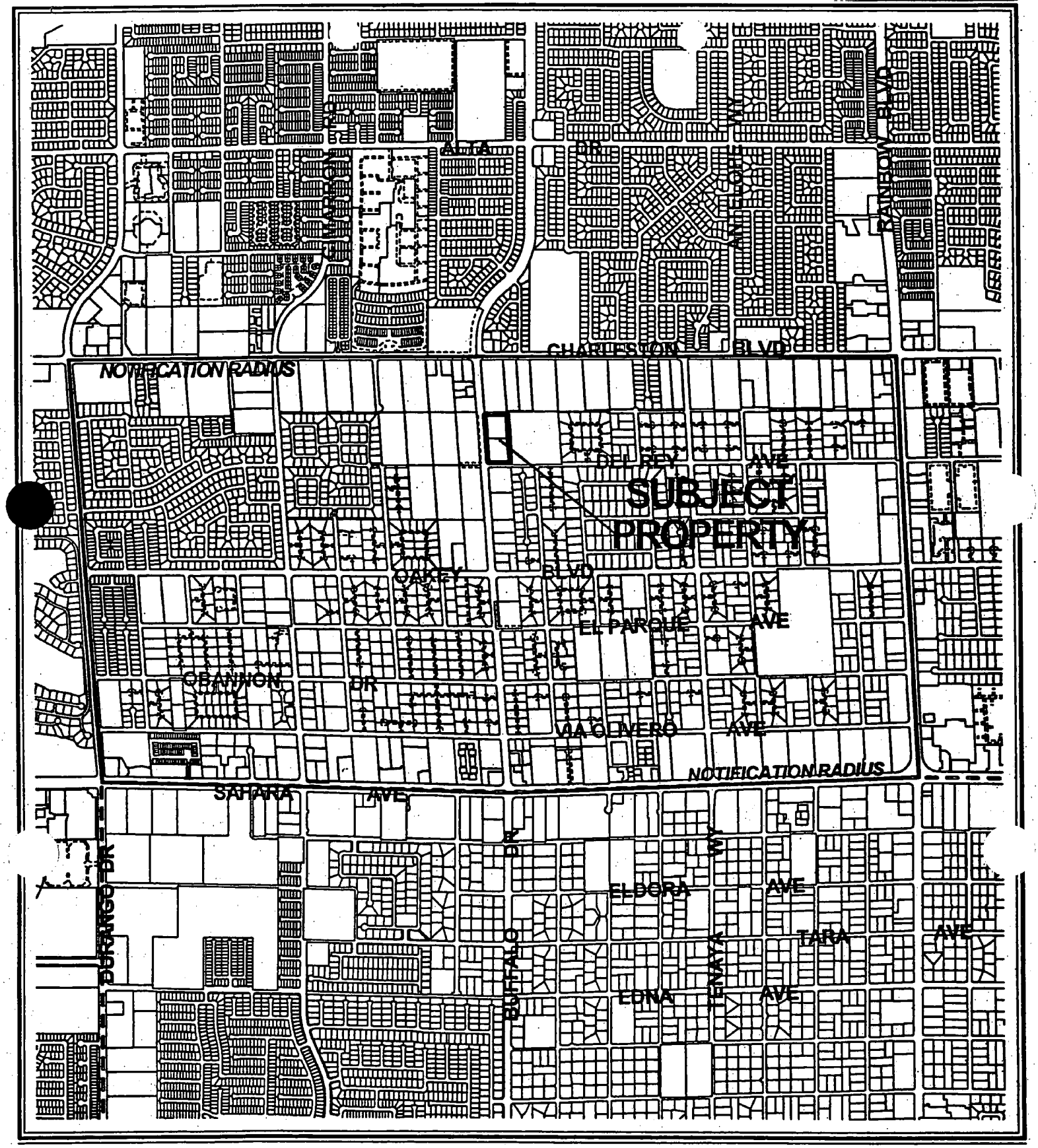
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Planning and Development Department
Item 153 – SDT-3177

CONDITIONS – Continued:

16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

18. Site development to comply with all applicable conditions of approval for ZON-3176 and all other subsequent site-related actions.



CASE: SDR-3177

RADIUS: 2 MILES & SPECIAL

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

153

CLV01186

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 17, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3177 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST

** CONDITIONS **

The Planning Commission (3-1-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The trash enclosure shall be covered and screened as required by the Commercial Design Standards

3. A waiver allowing the use of reflective glass is approved.

4. All development shall be in conformance with the site plan and building elevations.

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

6. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

10. All City Code requirements and design standards of all City departments must be satisfied.

11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

12. Vacation of Del Rey Avenue shall record prior to the issuance of building permits for the building.

13. The hours of operation for the accessory retail use shall be limited to that of the primary use.

14. The amount of retail space shall be limited to 3,500 square feet of which only 2,000 square feet may be restaurant.

Public Works

15. Petition of Vacation VAC-3178 shall record prior to the issuance of any building permits for improvements abutting or overlying the area to be vacated unless otherwise allowed by the City Engineer.

16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

18. Site development to comply with all applicable conditions of approval for ZON-3176 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for the approval of a Site Development Plan Review for a proposed 42,500 square foot office building with 38,600 square feet of office space and 3,900 square foot accessory use food/ retail wing with a request for a waiver from the commercial standard that prohibits use of reflective exterior glass. The building is proposed to be located on a 4.46 acre parcel located approximately between Charleston Boulevard and Del Rey Avenue on the east side of Buffalo Drive.

B) Applicant's Justification

The applicant states that the project is justified for several reasons. Buffalo Drive is a 100-foot right-of-way, therefore this project will serve as an ideal buffer between a primary arterial and single-family homes located east of the site. Since the project is a low intensity use with limited hours of operation, it will be harmonious and compatible with the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

08/07/85	The City Council approved the Community Profiles of the City of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential (R) Residential land uses with a maximum density of 3.59 dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this map, the subject properties were designated for Rural Density (R) Residential land uses, with a maximum density of 3.59 dwelling units per acre.
03/20/96	The Las Vegas City Council denied GPA-0052-95, which was a request from Rural Density Residential (R) to Office (O). The Planning Commission recommended approval.
11/23/98	The Las Vegas City Council approved GPA-0027-98, which changed the land use on the subject property (along with many other properties within this neighborhood) from Rural Density Residential (R) to Desert Rural Density Residential (DR). The Planning Commission and staff recommended approval.
11/20/03	The Planning Commission heard the following related items: General Plan Amendment (GPA-2993) they failed to reach a super majority, which is tantamount to denial, Vacation (VAC-3178) and Rezoning (ZON-3176) they recommended approval.

11/20/03 The Planning Commission voted 3-1-2 to recommend APPROVAL (PC Agenda Item #11).

B) Pre-Application Meeting

09/25/03 During a pre-application submittal conference the following was discussed:

- The Neighborhood meeting will be October 10, 2003.
- Food services are possible with the office use.
- A parking analysis is needed that also includes outdoor seating.
- The trash enclosure needs to be 50 feet from residential and covered.
- A waiver of the reflective glass proscription is wanted.

C) Neighborhood Meetings

10/06/03 A neighborhood meeting sponsored by the applicant was held at the Johnson Community School, 340 Villa Monterey. 31 persons attended and had the following comments:

- If one parcel goes commercial all parcels will change.
- The proposal will lower property values.
- There should be no Del Ray Avenue access to Buffalo Drive.
- The proposal should involve a 20-year lease with a guarantee.
- The neighbors don't want any retail that would be open to public.
- The residents have security concerns; nights and weekends in particular were a concern.
- On-street parking is a concern.
- Some of the residents would rather have dirt field than development.
- The location is a bad site
  - It is not on a bus route.
  - It is not adjacent to other commercial parcels.
  - There are other sites available for the proposed use.

All of the neighbors were opposed to the proposal.

DETAILS OF APPLICATION REQUEST

Site Area: 4.46 Acres

EXISTING LAND USE

Subject Properties	Undeveloped
North	Apartments
South	Undeveloped
East	Single Family Detached and Undeveloped
West	City Park

PLANNED LAND USE

Subject Properties	DR (Desert Rural Density Residential)
North	M (Medium Density Residential)
South	DR (Desert Rural Density Residential)
East	DR (Desert Rural Density Residential)
West	P/R/OS (Park/Recreation/Open Space)

EXISTING ZONING

Subject Properties	R-E (Residence Estates)
North	R-3 (Medium Density Residential)
South	R-E (Residence Estates)
East	R-E (Residence Estates) and R-E (Residence Estates) ROI to R-PD2
West	R-E (Residence Estates) ROI to C-V (Civic)

The proposal supports the Southwest Sector Land Use Plan and the General Plan in the following manner:

- This proposal supports Policy B2. of the General Plan that calls for the development of infill parcels to make use of existing utilities, facilities and services.
- This application supports Program C.2.3 of the General Plan that calls for the use of Office developments as buffers between low-density residential districts and more intensive uses such as Buffalo Drive.

SPECIAL DISTRICTS/ZONES		
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X

There are no special districts or zones that affect this request.

PROJECT DESCRIPTION

The property is located on the east side of Buffalo Drive, a 100 Primary Arterial street shown on the Master Plan of Streets and Highways, approximately between Charleston Boulevard to the north and Del Rey Avenue to the south.

The property has a multi-family development to north, a large parcel with an antenna to the east, and a vacant parcel to the south, across Del Rey Avenue. Across the street is one of the main entrances to a large City of Las Vegas park. With these uses and the traffic potential that is associated with the large park and the size of Buffalo Drive the proposed office is an appropriate transition from the impact of the existing uses and traffic and the neighboring residential development.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	291Feet	Y
Min. Setbacks			
• Front	25 Feet	50 Feet	Y
• Side	10 Feet	80 Feet	Y
• Corner	15 Feet	256 Feet	Y
• Rear	15 Feet	75 Feet	Y
Max. Lot Coverage	30 %	22.36%	Y
Max. Building Height	2 Stories / 35 Feet	20'-6"	Y
Trash Enclosure	One	One	Y
Loading Zone	3	3	Y
Mech. Equipment	Screened from view		Conditioned
Lighting	Low intensity/ Cutoff Design		Conditioned

The project meets these standards of the Code.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

a) Proximity slope. With a distance of 78 feet from the residential property the 20'-6" tall building proposal meets the requirement.
b) Building setback. With a distance of 78 feet from the residential property the proposal exceeds the setback of 30 feet of the R-E (Residential Estates) zoning district.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
General Office	38,600 Sq. Ft.	1/300 GFA	129	5	212	5
Accessory Retail	3,900 Sq. Ft.	1/175 GFA	39	2	24*	2

* Ratio between provided regular and handicap spaces based on the Retail area is 10% of the overall building.

The proposal exceeds the parking requirements of Title 19.

Traffic/Parking Comments from the Department of Public Works:

The applicant must meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

Del Rey Avenue was previously the subject of a Petition of Vacation (VAC-0003-00). Previous land use actions for this site were controversial in that neighborhood and residents were opposed to traffic being introduced into the neighborhood via Del Rey Avenue. The Petition of Vacation subsequently expired, but the Department of Public Works questions if a new Petition of Vacation for Del Rey Avenue should be resubmitted.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/Space	42 Trees	42
Buffer: • Min. Trees	20 Trees/Linear Feet	93Trees	93
• Min. Zone Width	8 Feet		
• Wall height	8 Feet		

The proposal meets the landscaping requirements of Title 19.

A5) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

Freestanding Signs: [Title 19.14.060.C.3]

Standards	Allowed	Provided
Maximum Number	1 / Street frontage 2 total	0 / Street frontage 0 total
Maximum Area	48 SF.	0
Maximum Height	12 Feet	0
Minimum Setback	5 Feet	0
Illumination	Internal/ External	N/A

Monument Signs: [Title 19.14.060.C.4]

Standards	Allowed	Provided
Maximum Number	1 / Street frontage 2 total	0 / Street frontage 0 total
Maximum Area	60 SF /sign	0
Maximum Height	8 Feet	0
Minimum Setback	5 Feet	0
Illumination	Direct/Internal	N/A

Wall Signs: [Title 19.14.060.C.5]

Standards	Allowed	Provided
Maximum Number	1 / Tenant or Building Elevation that faces a street	2 for the South Elevation; 1 each for the retail suites
Maximum Area	10 % of Suite Elevation	16 sq ft, 12 sq ft South Elevation; 14 sq ft each Suite
Maximum Projection	2 Feet	Unknown
Illumination	Internal/External	Unknown

One wall sign will need to be removed from the south elevation. A condition has been added to reduce the number of signs on the south elevation to a single sign.

B) General Analysis and Discussion

- Zoning

The rezoning request (ZON-3176) will result in O (Office) zoning. This zoning district will be compatible with neighboring uses as the General plan states that Office uses are appropriate buffers between intensive uses and low density residential.

- Site Plan

The building will be located approximately centered on the parcels. Public access will be from the south end of the development with public parking accessed from a driveway near the northeast corner of Del Rey avenue and Buffalo Drive. Primary access for the employees will be from the northwest corner of the development. Parking for both employees and the public is more than sufficient.

- Waivers

A waiver of the mirrored glass proscription of the Commercial standards of Title 19 is part of this application. There is no objection to this waiver.

- Landscape Plan

A landscaped area approximately 50 feet wide will separate the building from the street. All sides of the development will have the correct amount of landscaping in buffer strips that are the proper width.

- Elevation

The building is proposed to be single story of tilt up wall construction. Variation of the elevations will be accomplished by a staggered roofline and multi-colored panels. The longest side of the building will be the east / west elevations. The front of the building will face south toward the public parking lot. The three retail suites will have an arcade across their front elevation.

- Floor Plan

The floor plan of the office portion shows an open plan of the entire area. Access to the office portion will be from the south for the public; the employee access will be from the north and east. The retail portion of the plan will be three suites of equal size with the entries of the suites facing to the west.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **"The proposed development is compatible with adjacent development and development in the area;"**

   The proposed building will be a new structure on the subject site. The design of the building is compatible with development in the area, subject to meeting the requirements of Title 19.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed use is consistent with the General Plan and the land use provisions of Title 19.

3. **"Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;"**

Access to the site is via driveways from Buffalo Drive, classified as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The access and roadways are adequate to meet the needs of the proposed development.

4. **"Building and landscape materials are appropriate for the areas and for the City;"**

The building materials as proposed are appropriate for this type of office use in this area. The amount of parking lot and perimeter landscaping as shown meets the minimum standard of the Zoning Code. A request for one waiver to the commercial standard for mirrored glazing is part of this application.

5. **"Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;"**

The design, architecture and aesthetic features of the proposed development are satisfactory and will not have a negative impact on this site or on surrounding areas.

6. **"Appropriate measures are taken to secure and protect the public health, safety and general welfare."**

The proposed office building will be subject to inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

PLANNING COMMISSION ACTION

The Planning Commission amended Conditions #3 and 17.

NOTICES MAILED 1,882 by Planning Department

APPROVALS 2

PROTESTS 1015

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3177 APN: 163-03-101-003

Name of Property Owner: Cullings William L.

Name of Applicant: PH SSA, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: William L Cullings

Print Name: WILLIAM L CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ALICE RUSS
No: 03-83649-1
My Appointment Expires Aug. 25, 2007

CLV01197

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3177 APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: PH SSA, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature], Trustee

Print Name: Schneider Family Trust

Subscribed and sworn before me

This 1 day of October, 2003

Angela Patterson [signature]

Notary Public in and for said County and State

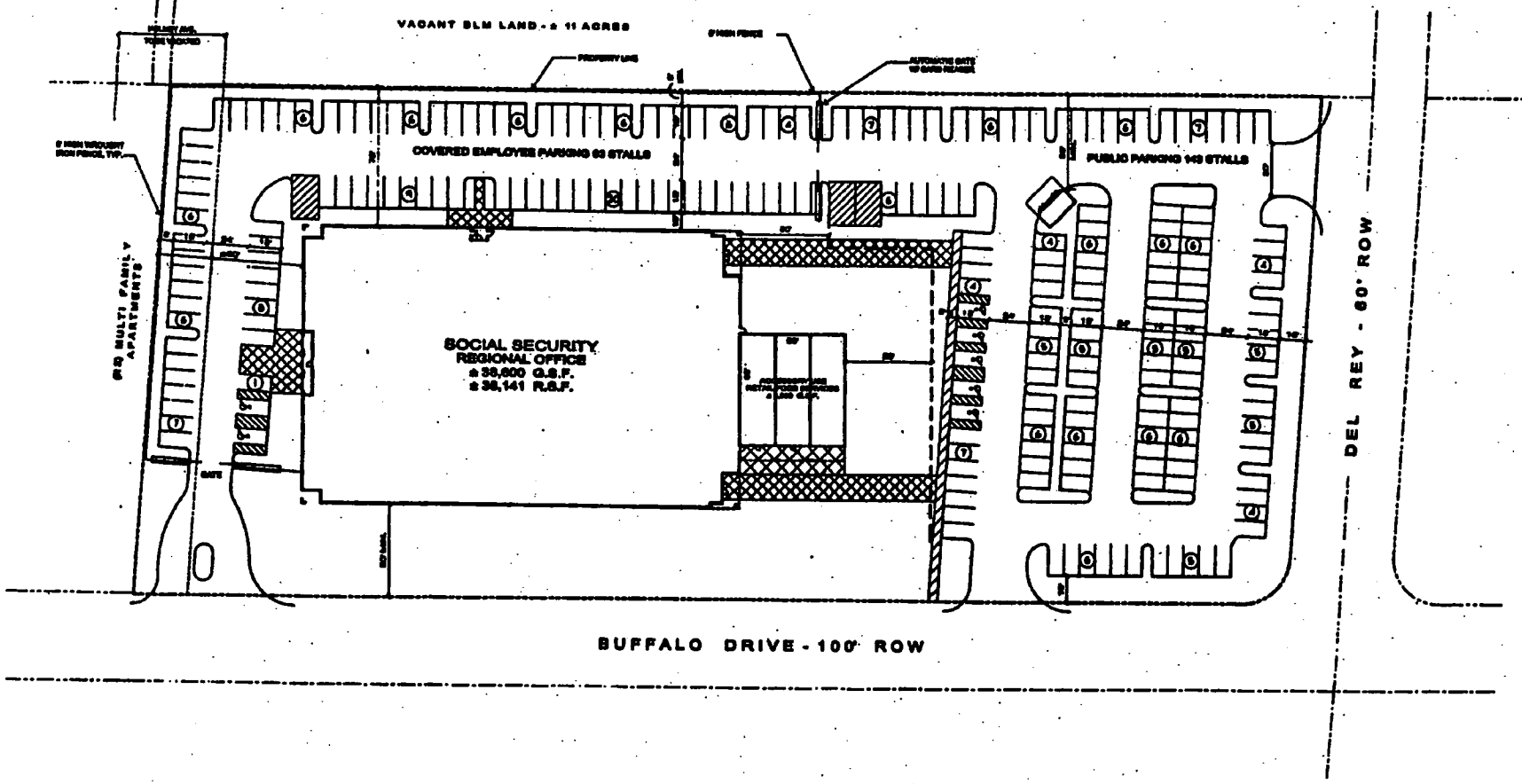
State of Georgia

Barrow County

CLV01198

ANGELA PATTERON
Notary Public Barrow County, Georgia
My Commission Expires April 18, 2005

CLV01199



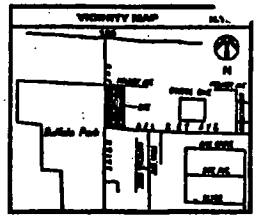
SITE SUMMARY

SITE AREA:	± 180,000 S.F. (± 4.88 AC)
BUILDING AREA:	43,000 G.S.F.
COVERAGE:	23.88 %
PARKING REQUIRED: (@ 1:150)	169 CARS
36,600 S.F. OFFICE @ 1 CAR/200	1"
6,000 S.F. RETAIL @ 1 CAR/150	\
PARKING PROVIDED:	230 CARS
S.S.A. EMPLOYEE PARKING	68 CARS
PUBLIC PARKING	143 CARS

DENOTES 10' x 50' LOADING SPACE

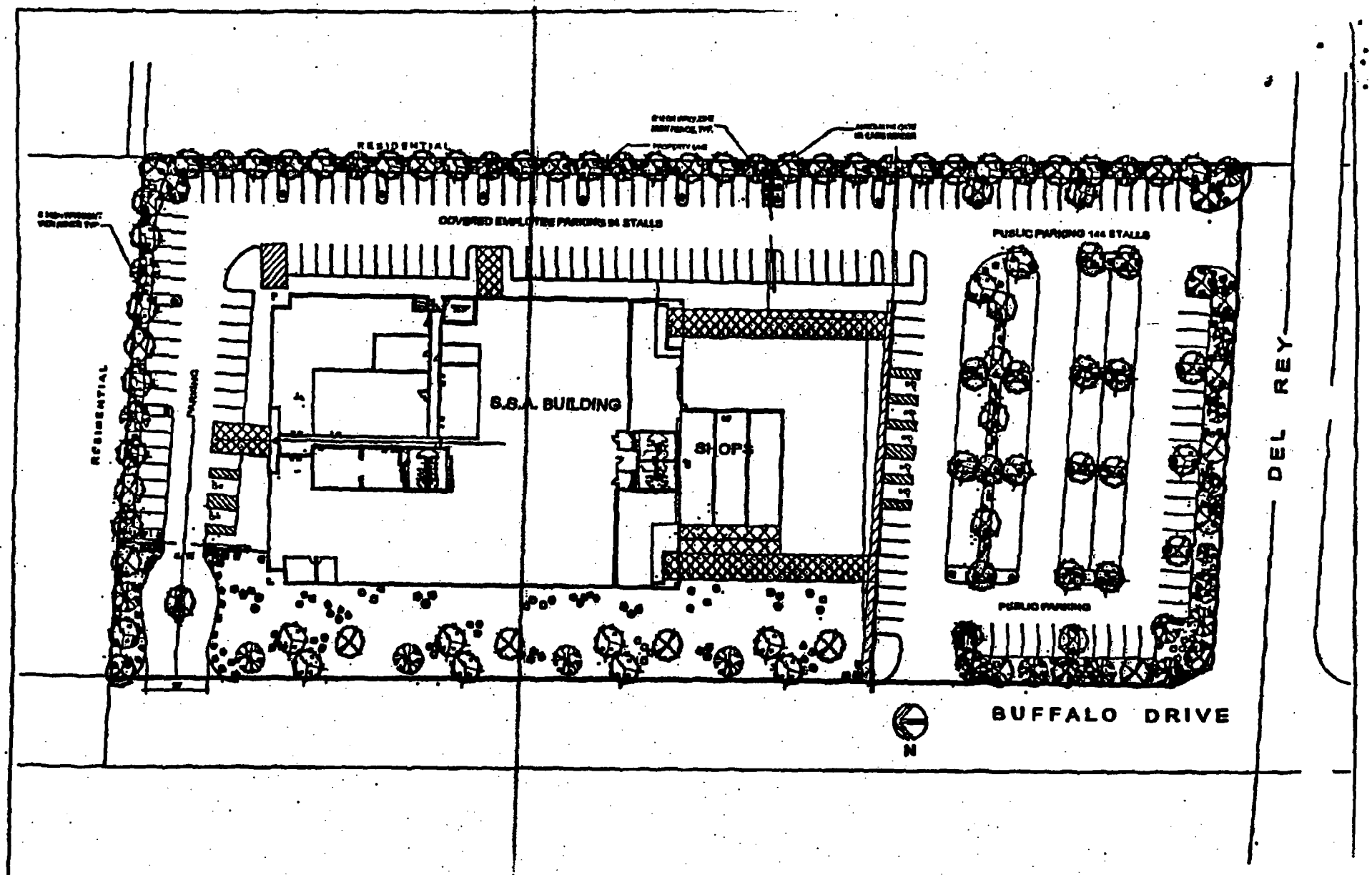
DENOTES TRASH ENCLOSURE

PROPOSED SITE PLAN FOR:
S.S.A. - LAS VEGAS, NV.



STAFF
REVISED SDR-3177
11-20-03 PC

CLV01200



LANDSCAPE SERVICES INC.

IMPORTANT: BLOCK WALLS ARE SHOWN FOR REFERANCE ONLY. ACTUAL PLACMENT OF BLOCK WALLS MAY VARY FROM DRAWING.

DATE: 10/06/03 | PAGE : 1 OF 1

INITIAL_____ DATE_____

LS 1.1

SCALE: NTS

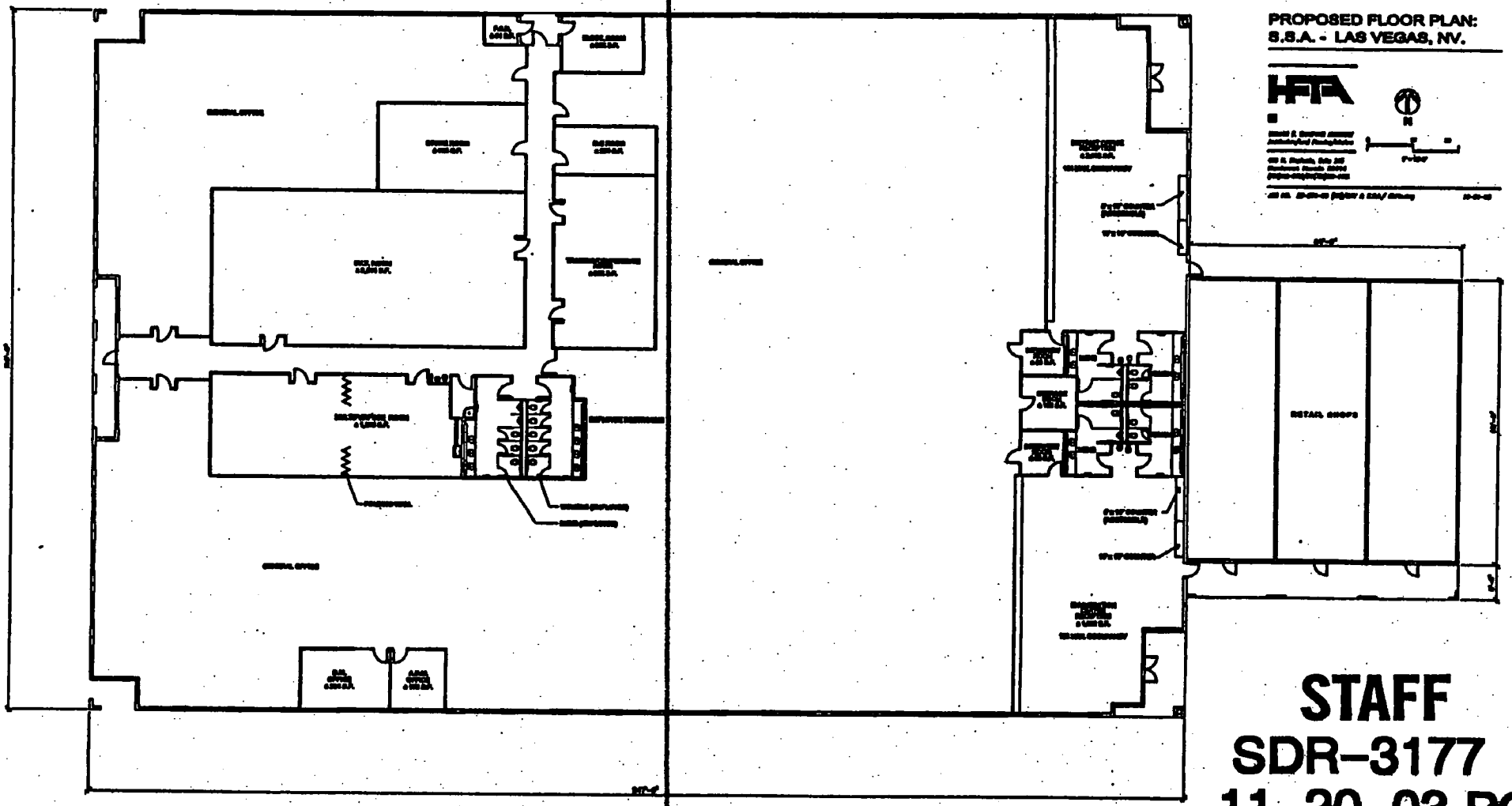
STAFF

SDR-3177

11-20-03 PC

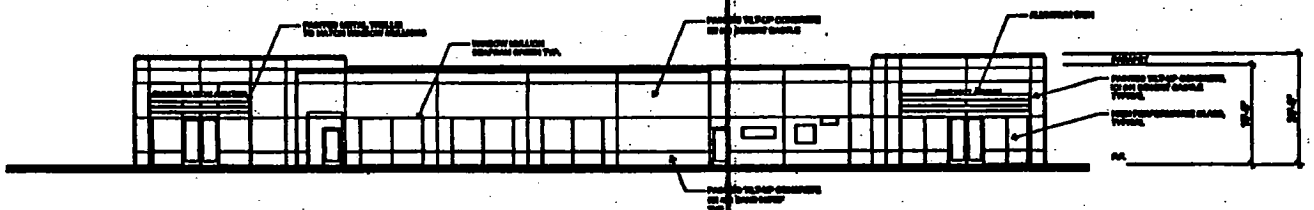
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CLV01201

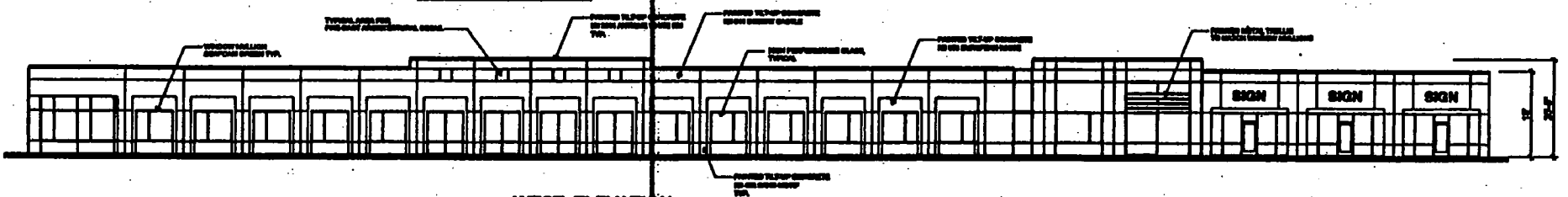


STAFF
SDR-3177
11-20-03 PC

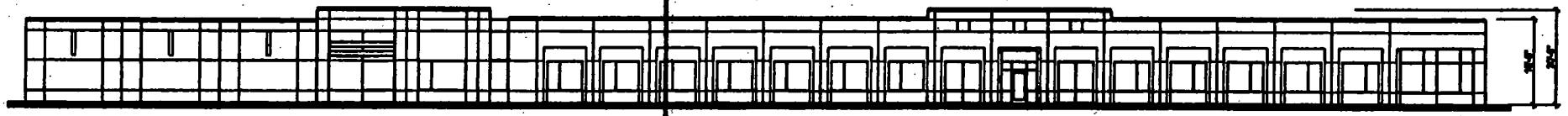
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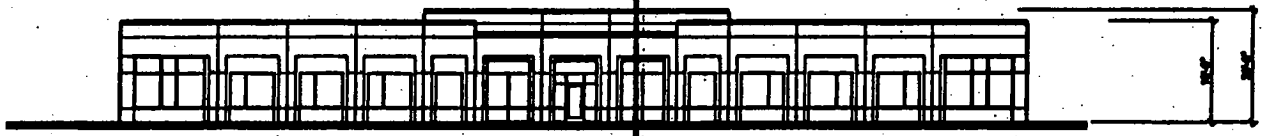
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS
S.S.A. - LAS VEGAS, NV.

HFA

STAFF

SDR-3177
11-20-03 PC

EXHIBIT T

NOTICE OF FINAL ACTION

DATE OF FINAL ACTION BY CITY COUNCIL

DECEMBER 17, 2003

APPLICATION/CASE NUMBER **ZON-3176**

FINAL ACTION TAKEN:

☒ **Approved** ☐ **Denied** ☐ **Withdrawn**

(Date Stamp) RECEIVED CITY CLERK 2003 DEC 18 P 4:13

DATE NOTICE FILED WITH CITY CLERK

Kristine Hyde 12-18-03

Signature and Date

CLV01203

CERTIFIED AS A TRUE COPY

Deputy Dawn L. Araujo

CITY CLERK, CITY OF LAS VEGAS NEVADA 2/20/04

040588

EXHIBIT U

NOTICE OF FINAL ACTION

DATE OF FINAL ACTION BY CITY COUNCIL

DECEMBER 17, 2003

APPLICATION/CASE NUMBER **VAC-3178**

FINAL ACTION TAKEN:

☒ **Approved** ☐ **Denied** ☐ **Withdrawn**

(Date Stamp)

RECEIVED
CITY CLERK
2003 DEC 18 P 4:13

DATE NOTICE FILED WITH CITY CLERK

Kristine Hayle 12-18-03

Signature and Date

CLV01204

CERTIFIED AS A TRUE COPY
Deputy Doreen L Arauz
CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04

040687

EXHIBIT V

NOTICE OF FINAL ACTION

DATE OF FINAL ACTION BY CITY COUNCIL

DECEMBER 17, 2003

APPLICATION/CASE NUMBER **SDR-3177**

FINAL ACTION TAKEN:

☒ **Approved** ☐ **Denied** ☐ **Withdrawn**

(Date Stamp)

RECEIVED
CITY CLERK
2003 DEC 18 P 1:13

DATE NOTICE FILED WITH CITY CLERK

Christine Hayde 12-18-03

Signature and Date

CLV01205

CERTIFIED AS A TRUE COPY
Dawn L. Gray
CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04

Deputy

040588

EXHIBIT W

NOTICE OF FINAL ACTION

DATE OF FINAL ACTION BY CITY COUNCIL

DECEMBER 17, 2003

APPLICATION/CASE NUMBER **GPA-2993**

FINAL ACTION TAKEN:

☒ **Approved** ☐ **Denied** ☐ **Withdrawn**

(Date Stamp)

DATE NOTICE FILED WITH CITY CLERK

12-18-03

Signature and Date

CLV01206

RECEIVED
CITY CLERK
2003 DEC 18 P 4:13

CERTIFIED AS A TRUE COPY
Deputy CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04

040589



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

December 22, 2003

Ms. Suzanne Sanders
Mr. William L. Cummings
1400 South Valley View Boulevard, Suite #1044
Las Vegas, Nevada 89102

RE: VAC-3178 - VACATION
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Related to GPA-2993, ZON-3176 & SDR-3177

Dear Applicant:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Petition to vacate Holmby Avenue, generally located east of Buffalo Drive, between Charleston Boulevard and Del Rey Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-3176 may be used to satisfy this condition provided that it covers the area to be vacated.

2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

3. All development shall be in conformance with code requirements and design standards of all City departments.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

CERTIFIED AS A TRUE COPY
Deputy Doreen L. Arauz
CITY CLERK, CITY OF LAS VEGAS
NEVADA
2/20/04

CLV01207

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

Sincerely,

Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Jennifer Lazovich
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

Ms. Suzanne Sanders
PH SSA, Limited Liability Company
3111 South Maryland Parkway
Las Vegas, Nevada 89109

EXHIBIT X



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

December 22, 2003

Ms. Suzanne Sanders
Mr. William L. Cummings
1400 South Valley View Boulevard, Suite #1044
Las Vegas, Nevada 89102

RE: VAC-3176 - VACATION
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Related to GPA-2993, ZON-3176 & SDR-3177

Dear Applicant:

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2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

3. All development shall be in conformance with code requirements and design standards of all City departments.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

CERTIFIED AS A TRUE COPY
Deputy Doreen F. Arauz
CITY CLERK, CITY OF LAS VEGAS
NEVADA
2/20/04

CLV01207

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

Sincerely,

Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Jennifer Lazovich
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

Ms. Suzanne Sanders
PH SSA, Limited Liability Company
3111 South Maryland Parkway
Las Vegas, Nevada 89109

EXHIBIT Y



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

December 22, 2003

Ms. Suzanne Sanders
Mr. William L. Cummings
1400 South Valley View Boulevard, Suite #1044
Las Vegas, Nevada 89102

RE: ZON-3176 - REZONING
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Related to GPA-2993, VAC-3178 & SDR-3177

Dear Applicant:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003). The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. Approval of a General Plan Amendment (GPA-2993) of the Southwest Sector Land Use Plan to change the Land Use Designation from: DR (Desert Rural) to O (Office) by the City Council.

2. A Site Development Plan Review application (SDR-3177) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. A Reversionary Map for the purpose of eliminating the existing lot line bisecting this proposed development shall be recorded prior to the issuance of any permits for this site unless otherwise allowed by the Building Department.

4. Construct half-street improvements including appropriate overpaving on Del Rey Avenue adjacent to this site concurrent with development of this site, unless Del Rey Avenue is properly vacated prior to commencement of development. Install all appurtenant underground facilities, if any, adjacent

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

CLV01209

CERTIFIED AS A TRUE COPY
Doreen L Arauz
Dep 47Y CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04

EXHIBIT Z



December 22, 2003

Mr. Irwin Molasky
Schneider Family Trust
12 Quail Run Road
Henderson, Nevada 89014

RE: GPA-2993 - GENERAL PLAN AMENDMENT
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Related to ZON-3176, VAC-3178 & SDR-3177

Dear Mr. Molasky:

The City Council at a regular meeting held December 17, 2003 APPROVED the request to amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (DESERT RURAL) TO: O (OFFICE) on 4.26 acres adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief). (NOTE: This application is for the two lots on the northeast corner only.) The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003.

Sincerely,

Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Mark Florentino
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

Mr. Brad Sher
Molasky Companies
3111 South Maryland Parkway
Las Vegas, Nevada 89109

CERTIFIED AS A TRUE COPY
Dorene L'Argy
Deputy CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

CLV01212

6. 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.]

7. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.

8. 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.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

11. All City Code requirements and design standards of all City departments must be satisfied.

12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

13. Vacation of Del Rey Avenue shall record prior to the issuance of building permits for the building.

14. The hours of operation for the accessory retail use shall be limited to that of the primary use.

15. The amount of retail space shall be limited to 3,500 square feet of which only 2,000 square feet may be restaurant.

Public Works

16. Petition of Vacation VAC-3178 shall record prior to the issuance of any building permits for improvements abutting or overlying the area to be vacated unless otherwise allowed by the City Engineer.

17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

19. Site development to comply with all applicable conditions of approval for ZON-3176 and all other subsequent site-related actions.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

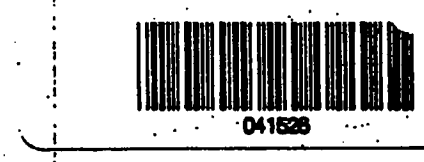
cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Jennifer Lazovich
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

Ms. Suzanne Sanders
PH SSA, Limited Liability Company
3111 South Maryland Parkway
Las Vegas, Nevada 89109

Ms. Suzanne Sanders
Schneider Family Trust
Stephen and Joyce Schneider Trustees
12 Quail Run Road
Henderson, Nevada 89014

EXHIBIT AA



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

February 3, 2004

Ms. Suzanne Sanders
Mr. William L. Cummings
1400 South Valley View Boulevard, Suite #1044
Las Vegas, Nevada 89102

RE: SDR-3177 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Related to GPA-2993, ZON-3176 & VAC-3178

Dear Applicant:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Site Development Plan Review and a Waiver of the Commercial Development Standards FOR REFLECTIVE GLASS IN CONJUNCTION WITH A PROPOSED 42,500 SQUARE FOOT OFFICE AND RETAIL BUILDING on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. Install a fence around the property with gates and provide security to be determined by the Planning and Development Department.

2. 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.

3. The trash enclosure shall be covered and screened as required by the Commercial Design Standards

4. A waiver allowing the use of reflective glass is approved.

5. All development shall be in conformance with the site plan and building elevations.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

CLV01213

CERTIFIED AS A TRUE COPY
Deputy CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04
(3)

NOTICE OF PUBLIC HEARING

MOTLAGH MOJTABA JR

RESCIND PREVIOUS ACTION BY CITY COUNCIL
GENERAL PLAN AMENDMENT

I object The plan
MOJTABA MOTLAGH
2131 AMERICAS Apt Cir
Las VEGAS N.V. 89117
PHONE - 3245084
mot

MEETING: CITY COUNCIL
DATE: JANUARY 5, 2005
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-2993

Protest

MOLASKY COMPANIES ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST - REQUEST TO AMEND A PORTION OF THE SOUTHWEST SECTOR PLAN OF THE GENERAL PLAN FROM: DR (DESERT RURAL) TO: O (OFFICE) ON 4.26 ACRES ADJACENT TO THE NORTHEAST AND SOUTHEAST CORNERS OF BUFFALO DRIVE AND DEL REY AVENUE (APN 163-03-101-002 AND 003), WARD 1 (MONCRIEF). (NOTE: THIS APPLICATION IS FOR THE TWO LOTS ON THE NORTHEAST CORNER ONLY.)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 3, TOWHSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada 89101. For further information, please call 229-6301 (TDD 386-9108), http://www.lasvegasnevada.gov.

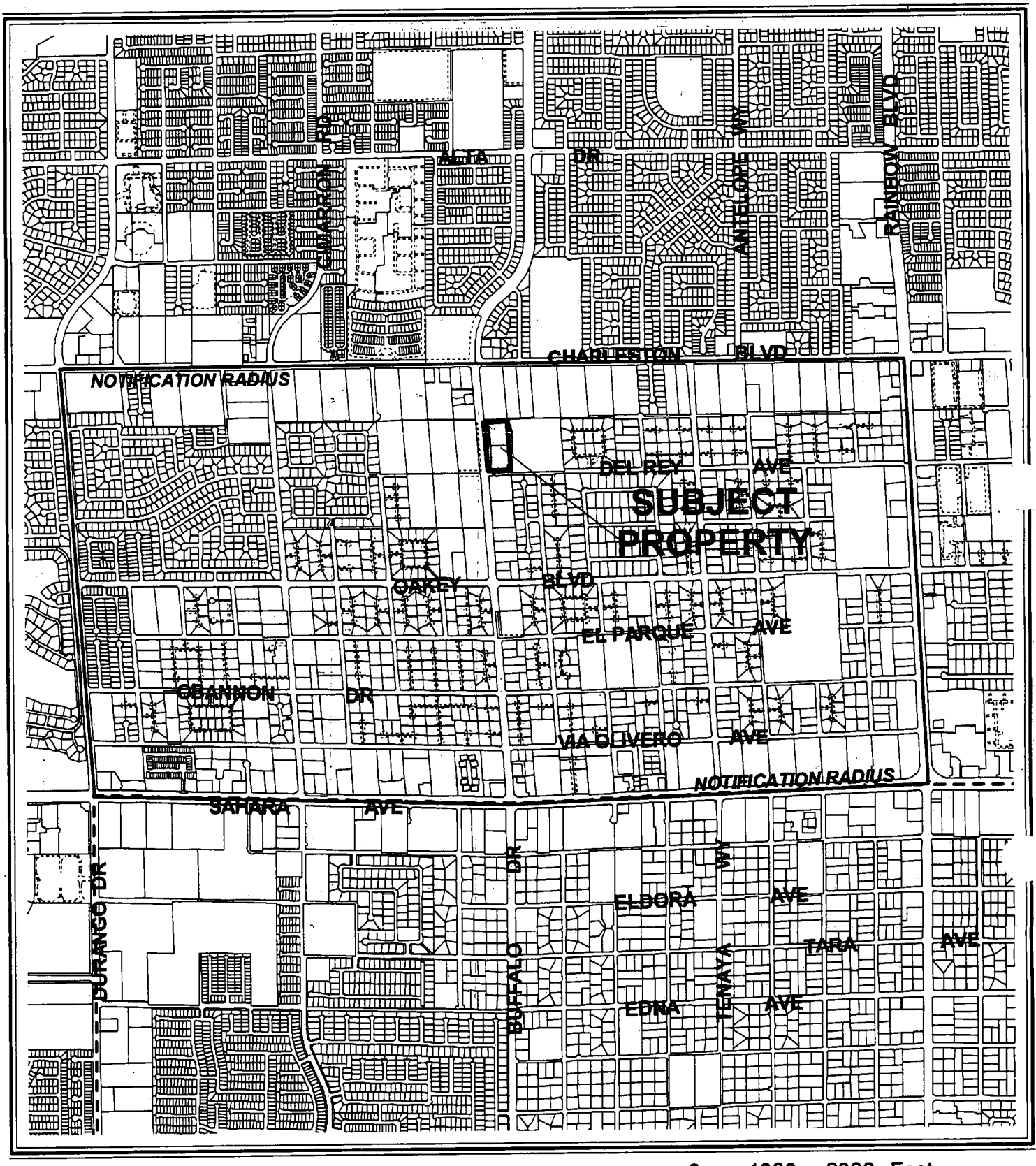
2004 DEC 27 A 10:45
RECEIVED
CITY CLERK

BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE

Signed after final agenda

Date 12/7/04 Item # 111



0 1000 2000 Feet

CASE: GPA-2993

RADIUS: 2 MILES & SPECIAL

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

N

Jim and Ann Glover
7429 Silver Palm Ave., Las Vegas, Nevada 89117
phone-702-364-5072 fax-702-364-2007

RECEIVED
CITY CLERK
2005 JAN -5 A 10:52

December 31, 2004

City Clerk
1st Floor, City Hall
400 Stewart Avenue
Las Vegas, Nevada 89101

Reference: GPA-2993

Dear Commissioners,

We are writing in **strong opposition** to GPA-2993. This amendment does not follow the master plan and this zoning is not in accordance with the adjacent properties. This property needs to remain residential. The additional traffic, congestion, loss of property values, danger to the residents and children due to this business being built on this property is not acceptable.

We therefore urge you to vote against this amendment and stop this project immediately.

Thank you for your vote on this matter.

Sincerely,

Jim Glover

Ann Glover

Submitted after final agenda
Date 1/5/05 Item #111

City of Las Vegas

Agenda Item No. 112

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO 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

MINUTES:

NL vacant lot North of 1733 N. Decatur Boulevard, NL vacant lot West of 1733 N. Decatur Boulevard, DB 705 W. Adams Avenue, NL 211 Harrison Avenue, NL 3705 San Joaquin Avenue, NL 6101 Denver Circle, RQR-5443, RQR-5498, RQR-5513, RQR-5544, SUP-5549, SUP-5550, SUP-5554, SUP-5564, SUP-5578, SUP-5580, SUP-5582, VAR-4677, VAR-5377, VAR-5547, VAR-5572, VAR-5575, SDR-5573, VAC-5508, and VAC-5576 - 1/19/2005 AGENDA

City of Las Vegas

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: JANUARY 5, 2005

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CITY COUNCIL. NO SUBJECT MAY BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

DOROTHY BARNES expressed continued concerns about racism, her quality of life and her dissatisfaction of the system.
(5:05 - 5:09)
5-2169

STEVEN "CAPTAIN TRUTH" DEMPSEY indicated that hazardous conditions still exist at the Crazy Horse Gentlemen's Club. He stated that elected officials have to be taught to uphold their oath of office.

MAYOR GOODMAN wished everyone a healthy, prosperous and Happy New Year during the Centennial.
(5:09 - 5:11)
5-2523

MEETING ADJOURNED AT 5:11 P.M.