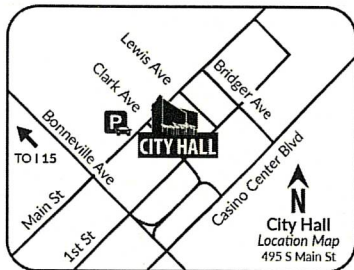


City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

22-0483 and 22-0483-GPA1 and 22-0483-ZON1 and 22-0483-VAR1 and 22-0483-TMP1

City Council Meeting of **07/19/2023**

Minimum
1/3 acre
lots per
house

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Las Vegas, NV
Permit No. 1630

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22-0483
12625110012
DRAGOSLJIVICH KIRSI
DRAGOSLJIVICH MICHAEL III
6214 GALILEO DR
LAS VEGAS NV 89149

Submitted after final agenda

Items 70a-70d

33 FRDGNP1 03149



Form Name:	RDA and City Council Comments
Submission Time:	July 17, 2023 3:59 pm
Browser:	Chrome 114.0.0.0 / Windows
IP Address:	172.56.121.42
Unique ID:	1122081731
Location:	34.2183, -118.3718

Meeting Date	Wednesday, July 19, 2023
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Meeting Type	City Council
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Agenda Item Number	70 (a-d)
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Project Number	22-0483
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Position	I OPPOSE the project and all related applications.
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Name	Margaret Kelly
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Residential or Business Address	6196 Golden Arowana Way Las Vegas, NV 89140
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Phone	(310) 748-6666
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Email	peggy@theduplex.net
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Submitted after final agenda

Items 70a-70d

Comments

As residents directly impacted by the Centennial-Shaumber Land Use Entitlement Request for the Umer Malik proposed residential development, we strongly oppose any changes to the existing General Plan and Interlocal Agreement. We understand the pressure to develop more housing in Las Vegas, but this request disregards statutory language, purpose, and spirit of the General Plan and Interlocal Agreement. Such a development needs to be reasonable, employ common sense, and ultimately needs to be tempered with preserving the quality of life for the existing residents and harmony of the surrounding community. Breaking the General Plan and Interlocal agreement for the benefit of one developer is wrong - please have the project comply and we will support it.

We attended the various neighborhood and City Planning Commission meetings and carefully reviewed the Planning Packet prior to the 6/13/23 Planning Commission meeting. We are disappointed with the Planning Commissioners' vote of approval for this exception request - it goes against the unanimous recommendations for the denial of all measures by the Planning Commission staff. We have no issue with the Developer or the building of new homes contiguous to 14 existing homes located to the southern and eastern boundaries being affected - and will support the proposed project - if it complies with the General Plan and Interlocal Agreement.

We strongly oppose the request for any zoning or density changes for the following reasons:

1. The total parcel purchased by the Developer was 16.89 acres of which 11.06 acres located west of the 215 is designated as "Commercial" and conforms to the General Plan and Interlocal Agreement. The remaining 5.83 acres, located east of the 215, is the parcel at issue - the developer wants exceptions, variances, and zoning changes granted for modified residential purposes - but it does not conform to the General Plan and Interlocal Agreement.

The General Plan and Interlocal Agreement were created with forethought to protect neighborhoods and residents as communities grew. Disregarding the General Plan and Interlocal Agreement will put greater demands on the existing infrastructure, including but not limited to creating more traffic congestion, crime, increased density stress, more noise, strain on valuable resources (water, power, police, other vital services), and overall, will negatively impact the quality of life for existing residents.

Additionally, it will be necessary for the Developer to encroach on the private property easements of the contiguous residents on the east side for storm drainage of the proposed development.

2. No Buffer: The revised plan still offers no buffer for the south and eastern areas that will run contiguous to and directly impact 14 homes - 3 on the south side and 11 on the east side. There is no street, freeway, park, or

other adequate buffer in place. (Note: the postcard states 40 homes and the Developer's revised plan calls for 34 homes to be built - none of these proposed homes comply with the General Plan or Interlocal Agreement).

3. Sets a Bad Precedent: The entitlement request should not be granted since it disregards the General Plan and Interlocal Agreement for the commercial benefit of one Developer's project at the expense of the community and existing residents. This sets a bad precedent and encourages other developers to bring additional non-compliant projects forth for Planning Commission and City Council consideration. According to the Planning Commission's Planning Packet for the 6/13/23 meeting, (page 394), "In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance Request, shall NOT grant a variance in order to: Permit a use in a zoning district in which the use is not allowed; (shall not) vary any minimum spacing requirement between uses; (and shall not) relieve a hardship which is solely personal, self-created, or financial in nature." Due diligence should have been performed before the Developer purchased the parcels of land instead of trying to get exceptions, variances, and zoning changes post-purchase.

4. Existing Home Lots: In the surrounding area existing home lots are presently zoned 10,000 sqft and larger. Most of the proposed development lots are in the 3,000 sqft range - and not a single proposed home lot is 10,000 sqft. The revised plan for an 8,330 sqft park in the northern-most area along with a series of undetermined trees won't serve any real purpose to enhance the surrounding community and definitely will not benefit the eastern and southern contiguous homes. A park smaller than one existing home lot will do little to nothing to offer an aesthetic component of relief from noise and density pressure. The Developer is not doing the community a favor by having a small park created inside of the proposed development.

5. Spot Zoning: The application of zoning to a specific parcel of land within a larger zoned area when the rezoning is at odds with a city's master plan and current zoning restrictions may be ruled invalid as an "arbitrary, capricious, and unreasonable treatment" of the parcel of land by a local zoning ordinance. Zoning regulates the land use in whole districts and spot zoning makes unjustified exceptions for a parcel or parcels within a district. This entitlement request, if approved by the Las Vegas City Council could be viewed as spot zoning given the parameters of the project and will significantly disrupt the harmony of the community.

If the City Council will preserve the General Plan and Interlocal Agreement in full and have the Centennial-Shaumber residential development comply, you have our full support and approval. We understand that the Planning Commission and City Council operate during normal business hours. Unfortunately, work commitments preclude us, and many residents, from attending these important meetings. Thank you for creating a space for us

to voice our concerns and for your time in reviewing our comments.