

SEPTEMBER 28, 2006

THIS IS IN RESPONSE TO THE PROPOSAL IN MSH-13509 TO RECLASSIFY BEARDEN DRIVE FROM 60 FOOT MINOR COLLECTOR BETWEEN SHADOW LANE AND MARTIN LUTHER KING BOULEVARD. MY PROPERTY IS LOCATED AT 1712 BEARDEN DR. AND IS A MEDICAL OFFICE. THERE ARE OTHER BUSINESSES PRIMARILY ALL MEDICAL LOCATED ON BEARDEN DR. BETWEEN SHADOW LANE AND MLK. AS YOU MIGHT EXPECT, PARKING IS A MAJOR ISSUE IN THIS AREA WITH OR WITHOUT EACH BUSINESS HAVING A PARKING LOT. NEEDLESS TO SAY THE EXPANSION OF BEARDEN DR. TO MAKE IT AN 80 FOOT SECONDARY COLLECTOR WOULD BE DEVASTATING TO ALL THE BUSINESSES LOCATED IN THAT AREA ALONG THAT PROPOSED CHANGE. SOME OF THESE STRUCTURES ARE NOT NEWLY BUILT BUT ARE SOLID AND STRONG BUT ALSO SMALL. WITH THESE TYPE BUILDINGS, PARKING IS LOCATED IN FRONT JUST NEXT TO THE STREET. OBVIOUSLY, STREET EXPANSION WOULD TAKE AWAY THESE PARKING AREAS. THE WIDENING PROCESS AS WELL AS THE LOSS OF PARKING AREA WOULD BE DEVASTATING TO THE BUSINESSES ESPECIALLY MEDICAL PRACTICES. IT WOULD INCONVINCE THE PATIENTS- MANY OF WHOM ARE ELDERLY, SICKLY, AND PREGNANT AND SHOULD NOT HAVE TO WALK FROM BLOCKS AWAY TO GET TO THEIR DOCTOR. A SITE VISIT BY THOSE WHO WILL MAKE THIS DECISION IS STRONGLY RECOMMENDED TO ASSESS THIS SITUATION.

I, AS WELL AS THE OTHER BUSINESS OWNERS IN THIS DESIGNATED AREA, ARE ALL OPPOSED TO APPLICATION AND IDEA BY THE CITY OF LAS VEGAS. PLEASE CONSIDER ANOTHER STREET.

JESSE A SHERROD M.D.

Jesse A Sherrod M.D.
SHERROD REAL ESTATE LLC

*Sherrod Real Estate LLC
9712 Quail Springs Ct
Las Vegas, NV 89117*

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Protest

Submitted after final agenda

Date *10/2/06* Item *#115*

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CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

BRIAN J. MATTER
EXECUTIVE DIRECTOR

October 3, 2006

HAND DELIVERED

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

Protest

RE: October 4, 2006 City Council Meeting – Item 115 – MSH-13509

Dear City Council:

This firm represents LaPour Grand Central, LLC, the owner of the property located at the southeast corner of Charleston Boulevard and Grand Central Parkway (the "Property"), commonly referred to as "the Holsum Lofts."

The Holsum Lofts sit on the site of the former Holsum Bread Factory which was originally built in 1954 and was a long standing landmark within the City of Las Vegas. The Holsum Lofts were opened in 2005 when Jeff LaPour, owner of LaPour Grand Central, LLC, purchased the Property and renovated it to provide for commercial and retail space. During this process, Mr. LaPour went through great lengths to preserve the historic nature of the Property and even retained the signature façade of the building which to this day still displays the neon sign and clock from the Holsum Bread Factory. Today, the Property is an integral part of the First Friday arts celebration.

0At the September 7, 2006, Planning Commission meeting, the Planning Commission recommended approval of MSH-13509. MSH-13509 is an application to amend the Master Plan of Streets and Highways to update street right-of-way classifications for multiple streets within the City of Las Vegas, including Western Avenue. The application proposes to extend Grand Central Parkway to connect to Western Avenue (the "Connection") as part of the overall NDOT project known as Project Neon. If the Connection is approved and constructed, the Holsum Lofts will lose its access off of Charleston, which will be replaced with right in/right out access on the converted alley that runs along the south portion of the Holsum Lofts property. Tenants and patrons will not longer be able to access the Holsum Lofts by heading south on Grand Central Parkway or by turning in off of Charleston. The only access route to the Property would be to head north on Western Avenue. This would be a huge detriment to the Holsum Lofts, especially since it paid for the construction of the stop light at Grand Central Parkway and Charleston Boulevard and would no longer benefit from it.

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October 3, 2006

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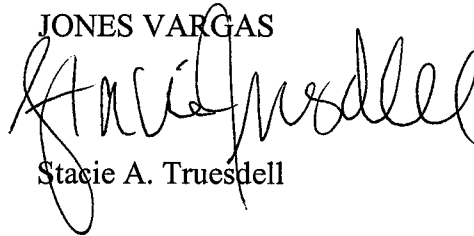
The proposed Connection would also require the taking of Holsum's western parking lot. The Holsum Lofts has already been granted a parking variance and therefore loss of any of the already limited parking would be severely detrimental to the Property.

If the Connection comes to fruition, the Holsum Lofts would be forced to close because the Property cannot function in its current form if it loses access off of Charleston and loses any of its already the limited parking. This would result in the loss of a historically significant building that the owner went to extreme lengths to preserve. More importantly, the Holsum Lofts is now an integral part of the Las Vegas art community and the First Friday downtown arts festival. The loss of the Holsum Lofts would be extremely detrimental to the local art community.

We understand the City's rationale for requesting this amendment to the Master Plan of Streets and Highways. However, we wish to place our opposition to this amendment on the record through this letter. Thank you for your consideration of our concerns. Please contact me at (702) 862-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS



Stacie A. Truesdell

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