

The Law Offices Of

# Piazza & Associates, Ltd.

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Carl F. Piazza  
Member Nevada & Illinois Bars

Paralegal  
Mary Arena

October 24, 2006

Councilman Gary Reese  
c/o City Hall  
400 E. Stewart  
Las Vegas, NV 89101

RE : Proposed Mix Use Project on Charleston Blvd.,  
between Ninth and Tenth Streets

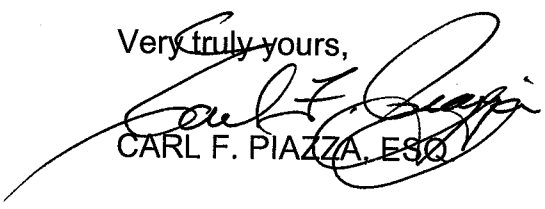
Dear Councilman Reese:

As a long time property owner (November 1985) in the area of the proposed project, I wanted to express my feelings regarding the project.

It has been our experience over the past 21 years, especially after dark, that the character of our neighborhood vastly changes. At various times we have had homeless enter our building through a back door ; we have found vagrants sleeping behind our dumpster ; we have found their "belongings", shopping carts, etc., strewn over our parking lot ; these people have defecated in our parking lot, between our buildings, and have even smeared waste material on our office windows ; and, on a regular basis, have found condoms used to transport heroin in our parking lot.

The only way, in my opinion, this situation will improve, is to upgrade the area and have people live and work in the area. As such, I heartily endorse this project. Further, I applaud your efforts, as well as Mayor Goodman's, to accomplish that goal.

Very truly yours,

  
CARL F. PIAZZA, ESQ

cc: Dave Clapsaddle, Director Of Planning (via facsimile)  
GC Garcia

CFP/md

Submitted at City Council

Date 11/1/06 Item 69-76

# Citizen's Concerns – "Hot Topics"

Date of Council Meeting: 11/1/2006 Subject: GPA14325, ZON14338, VAR14342, VAR14345, VAR14347, SUP14339 (Casino Center Properties) Agenda Item # 69-76

| DATE     | NAME                  | ADDRESS                        | PHONE    | IN FAVOR | AGAINST | WARD |
|----------|-----------------------|--------------------------------|----------|----------|---------|------|
| 10/30/06 | June Schwartz         | 1013 South 6 <sup>th</sup> St. | 385-1019 | X        |         | 3    |
| 10/30/06 | Jean Asmussen         | 718 E. Park Paseo              | 388-7425 | X        |         | 3    |
| 10/30/06 | Vanda Canaii          | 1119 South 6 <sup>th</sup> St. | 736-7723 | X        |         | 3    |
| 10/30/06 | Cody Cole             | 1239 South 7 <sup>th</sup> St. | 204-9170 | X        |         | 3    |
| 10/30/06 | Janette Powell        | 730 Park Paseo                 | 367-1736 | X        |         | 3    |
| 10/30/06 | Andrew & Robert Allen | Park Paseo                     | 388-0776 | X        |         | 3    |
| 10/30/06 | Deloris Fisch         | 1260 South 8 <sup>th</sup> St. | 382-6651 | X        |         | 3    |
| 10/30/06 | Nora & William Harvey | 1240 South 8 <sup>th</sup> St. | 646-6164 | X        |         | 3    |
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Submitted at City Council  
Date 11/1/06 Item 69-76

## Citizen's Concerns – “Hot Topics”

**Date of Council Meeting: 11/1/2006** **Subject: SUP13891, SUP13897, SDR13899 (1431 S. Las Vegas Blvd.)**  
**Agenda Item #: 78-80**

[illegible]

## Citizen's Concerns – “Hot Topics”

**Date of Council Meeting:** 11/1/2006 **Subject:** VAR16144 T-Mobile USA **Agenda Item #:** 108-109

[illegible]

# CHARLESTON AVENUE PROJECT



Date 11/1/06 Item 769-76

**CHARLESTON AVENUE PROJECT**  
**POINTS TO CONSIDER**

- CHARLESTON AVE. IS A NATURAL CORRIDOR FOR HIGH DENSITY MIXED USE AND DEVELOPMENT.
- **IT IS NOT OUR INTENTION TO “FLIP” THIS PROPERTY! WE OWN THIS PROPERTY AND HAVE GIVEN GREAT CONSIDERATION AND RESEARCH TO THIS PROJECT OVER ALL OTHER PROPERTIES THAT WE CURRENTLY AND HAVE PREVIOUSLY OWNED IN THE DOWNTOWN CENTENNIAL DISTRICT.**
- OUR DECISION TO DEVELOP THIS PROPERTY IS BASED UPON THE FINANCIAL VALUE OF THIS PROJECT. WITH THE BASIS PRICE PSF OF LAND VALUE, THE INGRESS/EGRESS OF 5 STREETS TO THE PROJECT, THE DEVELOPMENT NEED OF THE AREA, LIMITED COMPETITION IN THIS AREA, THE UN-OBSTRUCTED VIEWS THIS SITE OFFERS, UNIT SALES REFLECTIVE OF AFFORDABLE PRICES PRESENTLY VALUED IN THE \$400,000.00 RANGE AND AMENITIES THAT WILL BRING VALUE TO OUR NEIGHBORS ARE ALL PART OF THE REASON WE HAVE SELECTED THIS SITE TO BE INVOLVED IN FOR DEVELOPMENT.
- WE ARE SENSITIVE TO THE CONSTRUCTION ISSUES AND AGREE TO ADHERE TO “CONDITIONS” SET FORTH BY THE COMMISSION TO MITIGATE AS MUCH AS POSSIBLE THESE ISSUES. (SEE ATTACHED)
- WE WILL PROVIDE CONSTRUCTION PARKING OFFSITE AND PHASE OUR CONSTRUCTION TO ALLOW THE PARKING GARAGE DEVELOPMENT FIRST FOR CONTAINMENT OF CONSTRUCTION PARKING ISSUES FOR THE DURATION OF THE DEVELOPMENT.
- AS PART OF OUR DEVELOPMENT TEAM FOR A SUCCESSFUL PROJECT, WE HAVE OVER 47 YEARS ESTABLISHED RESIDENCY IN THIS COMMUNITY, WE HAVE EXPERIENCE IN DEVELOPMENT AND ARE CURRENTLY DEVELOPING OTHER PROPERTIES THAT WE OWN, WE HAVE OVER 20 YEARS EXPERIENCE IN FINANCE, WE HAVE A PROFESSIONAL MARKETING TEAM ASSEMBLED, AND OUR REAL ESTATE BROKER BRINGS OVER 30 YEARS OF EXPERIENCE IN THE LAS VEGAS MARKET TO THE TEAM.
- WE ARE NOT PART OF THE HISTORICAL AREA AND THIS DEVELOPMENT AND OTHERS LIKE IT WILL BRING ADDED VALUE AND REVENUE TO OUR CITY. THIS DEVELOPMENT IS THE NEXT

## TRANSITION FROM A BUSINESS ENVIRONMENT TO A MIXED USE BUSINESS ENVIRONMENT IN A CURRENTLY DISTRESSED AREA.

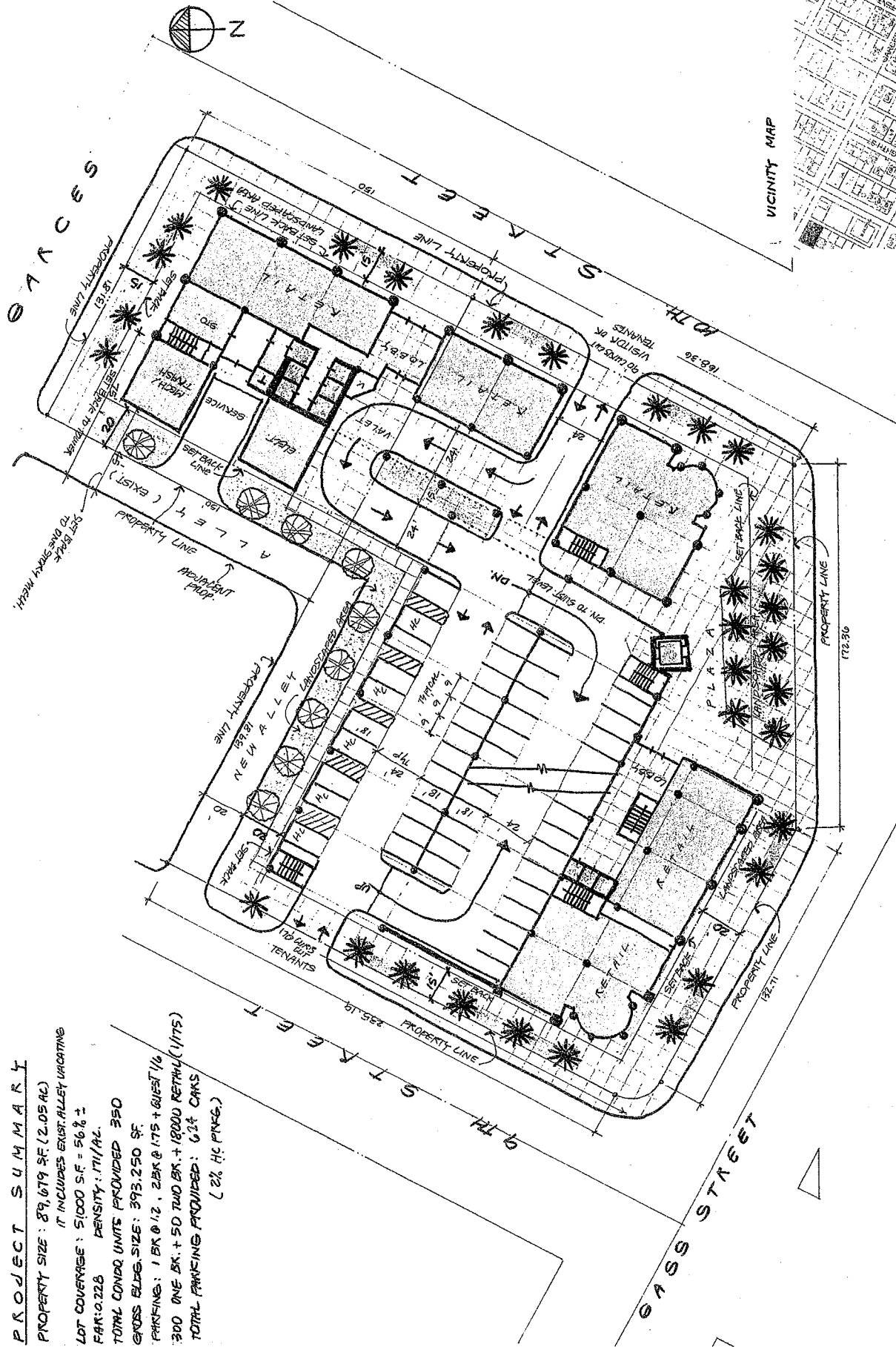
- THIS PROJECT IS DESIGNED SPECIFICALLY TO ATTRACT PEOPLE TO ACTUALLY LIVE IN AN AFFORDABLE UNIT THAT PROVIDES THEM A PLACE TO DINE, A PLACE TO BANK, A PLACE TO WORK, A PLACE TO HAVE EASY ACCESS TO A MAJOR CORRIDOR OF CHARLESTON AVENUE AND OTHER TRANSPORT SYSTEMS.
- WE WILL CONTINUE TO WELCOME FURTHER DISCUSSIONS FROM THE ADJACENT PROPERTIES AND THEIR SPECIFIC ISSUES.

## CONDITIONS FOR CONSIDERATION

1. During the construction phase of the project, the applicant shall provide an off-site staging area and transport employees to the site.
2. During the construction phase of the project, the applicant shall construct the parking garage as the first phase of the project, to provide on-site parking for employees to building the mixed use portion of the development.
3. During the construction phase of the project, the applicant shall provide a contact person, e-mail address and telephone number as a neighborhood contact on a 24 hour basis.
4. Hours of operation during the construction phase of the project are proposed between the hours of 6:00 am and 6:00 pm. Should the hours be changed as part of any plans and reports submitted to the City for construction of the project, it shall be the responsibility of the applicant's to notify those neighbors within the public hearing notification boundaries.
5. Construction staging and access shall cause minimal disruption to the free flow of traffic along Charleston Boulevard, Gass Avenue, Garces Avenue, 9<sup>th</sup> Street and 10<sup>th</sup> Street.
6. The applicant shall provide a safety barrier to ensure the protection of the property of the abutting neighbors.
7. The applicant shall prepare and submit a shadow study to the Planning and Development Department prior to the commencement of construction.

# PROJECT SUMMARY

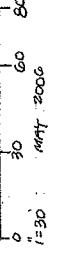
PROPERTY SIZE: 89,679 SF (2.05 AC.)  
 IT INCLUDES EXIST. ALLEY VACATING  
 LOT COVERAGE: 51,000 S.F. = 56% ±  
 FAR: 0.228 DENSITY: 171/AC.  
 TOTAL CONDO UNITS PROVIDED: 350  
 GROSS BLDG. SIZE: 393,250 SF.  
 PARKING: 1 BK @ 12, 2 BK @ 175 + GUEST 1/6  
 300 ONE BK. + 50 TWO BK. + 18000 RETAIL (1/175)  
 TOTAL PARKING PROVIDED: 624 CARS  
 (2% HC PRKG.)



VICINITY MAP



SITE PLAN



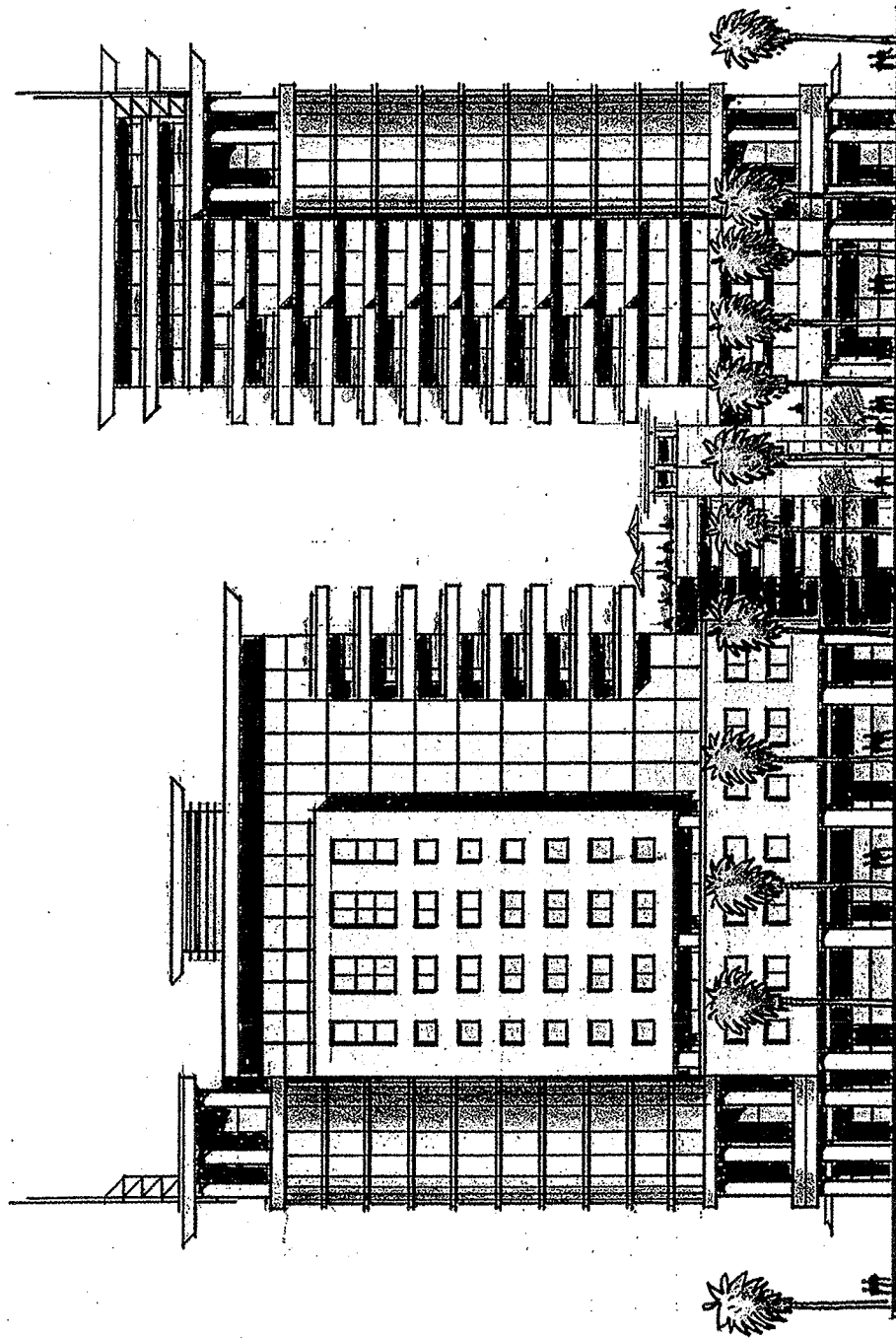
CASINO CENTER PROPERTIES, LLC

CHARLESTON BLVD.

GASS STREET

JMG

architectural design  
 real estate development



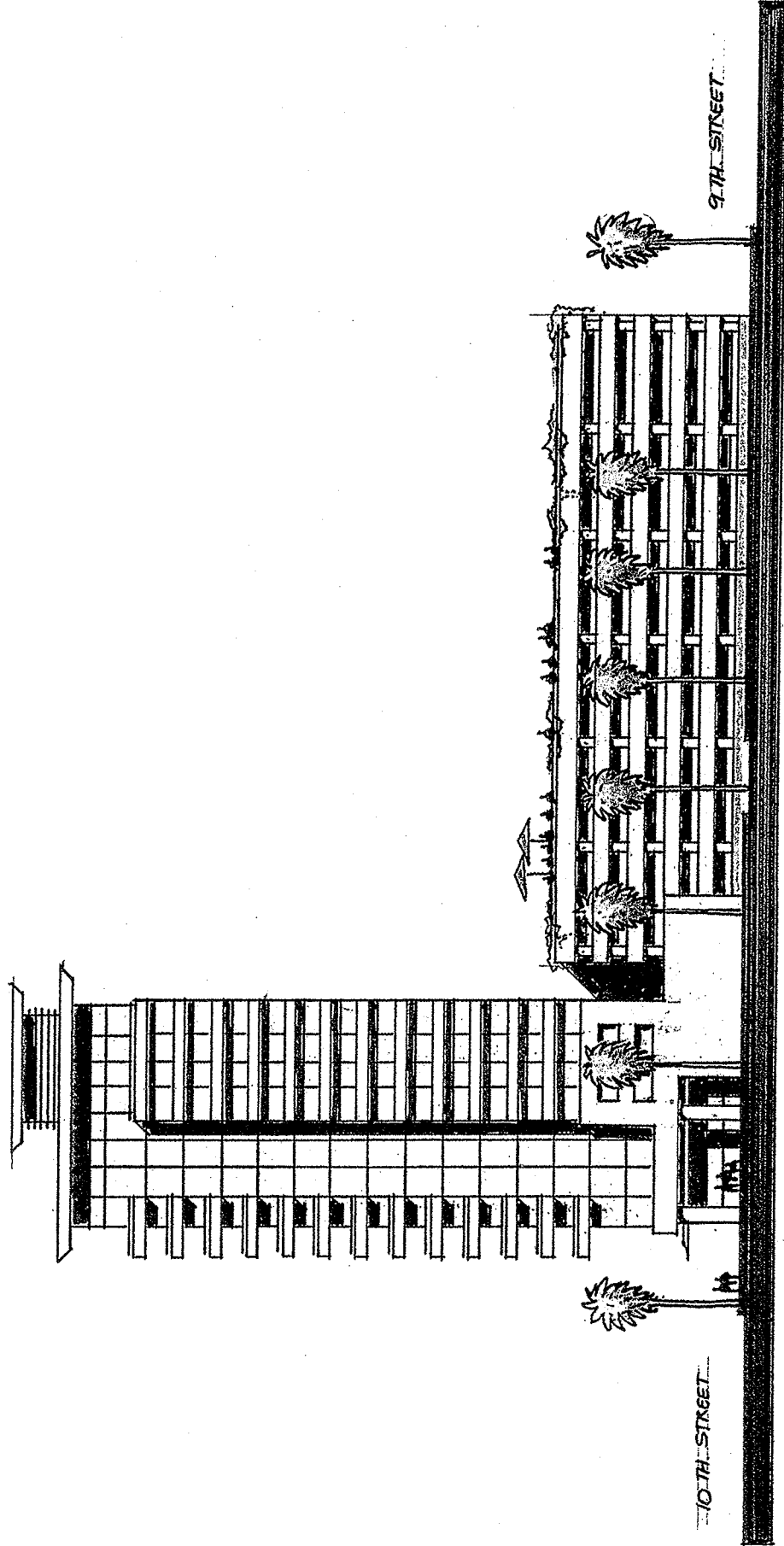
10TH STREET

GAS / CHALKLESTON ELEVATION

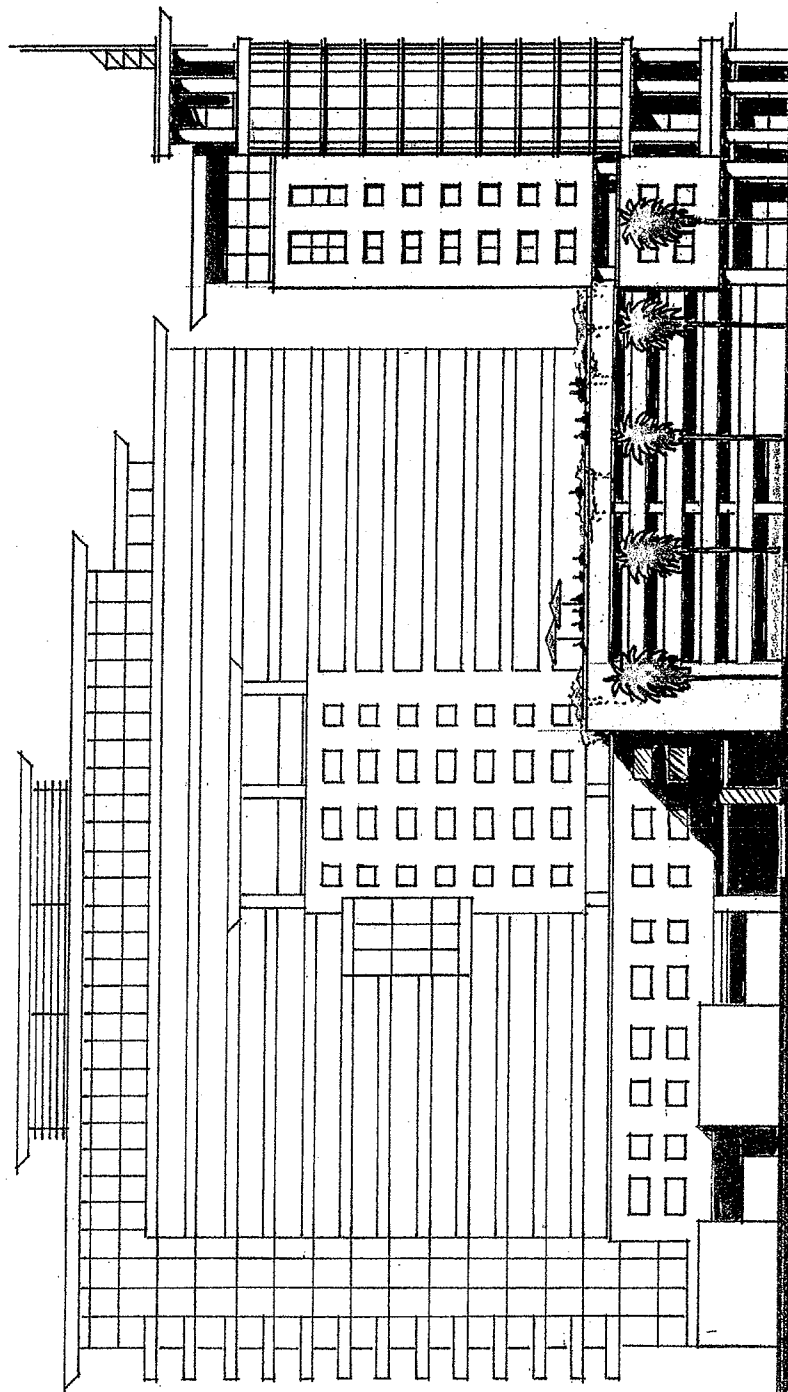
9TH STREET

195'

170'



G A C C E S - A L L E Y E L E V A T I O N

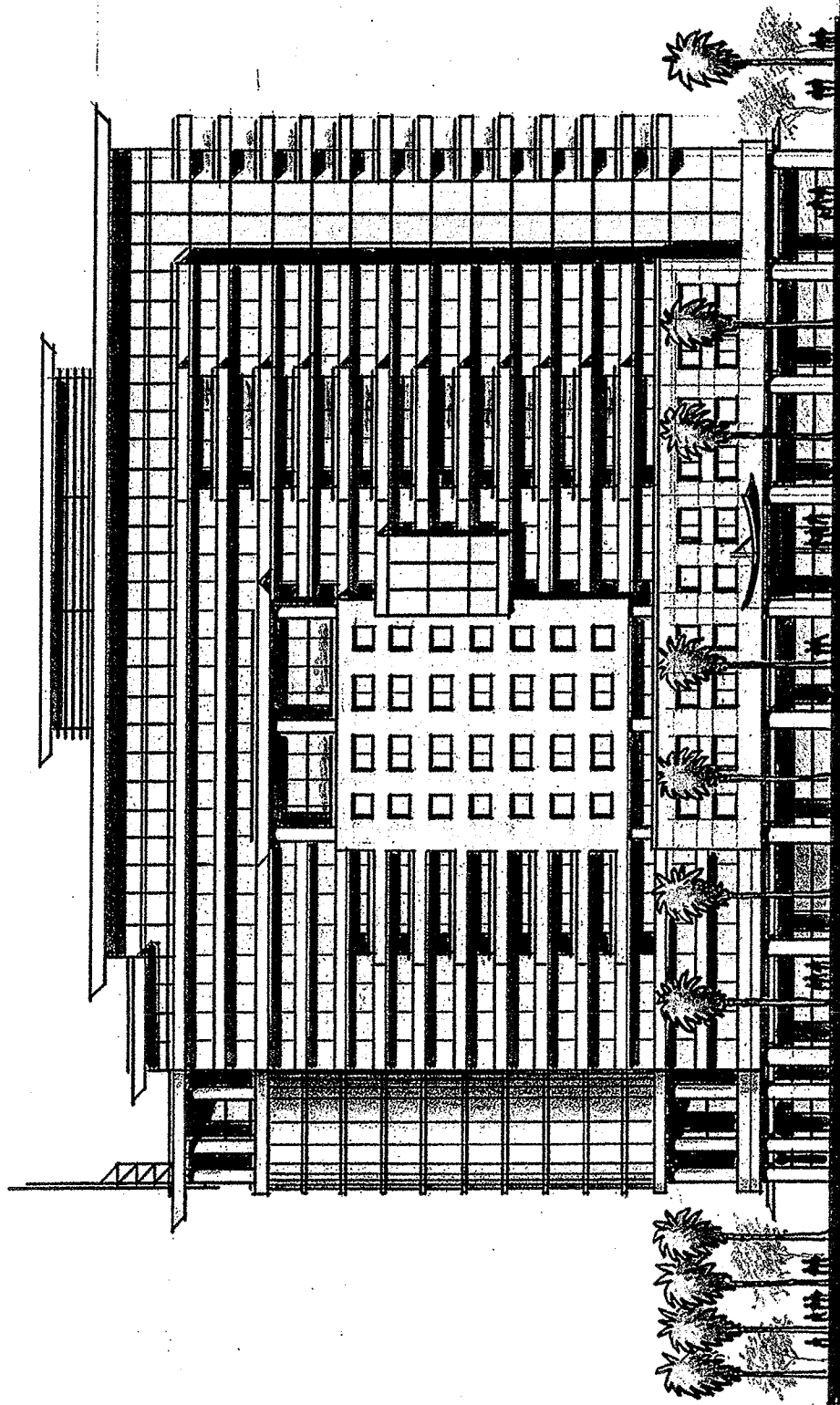


GARCES

GASS ST.

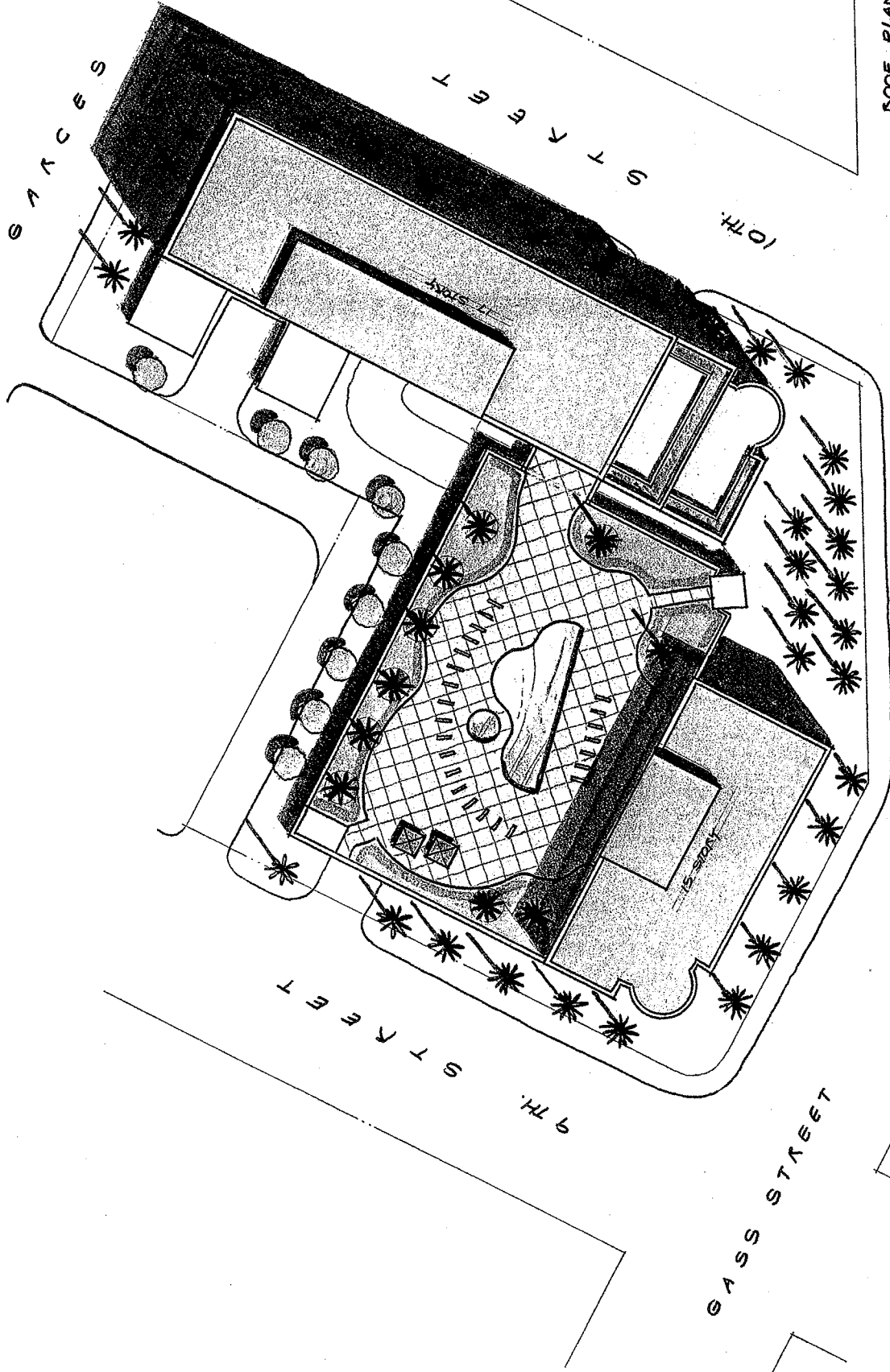
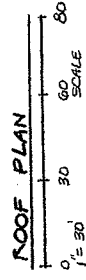
9TH STREET ELEVATION

SAKCES



10TH STREET ELEVATION

CHARLESTON



CHARLESTON BLVD.