

**NOTE: THE FOLLOWING DOCUMENTATION  
WAS SUBMITTED FOR THE RECORD BEFORE  
OR AT THE PLANNING COMMISSION HEARING  
ON THIS ITEM WHICH IS NOW APPEARING  
BEFORE THE CITY COUNCIL**

Charles Gronbach  
642 Shetland Road  
Las Vegas, NV 89107  
702-877-6947

RECEIVED  
CITY CLERK

2006 JUL 24 A 10:39

July 21, 2006

City of Las Vegas Planning Commission  
City Clerk, City Hall, First Floor  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: "Ahern Plans Spaghetti Bowl Tower", Review Journal Business Article, 7/18/06

When considering zoning and variance for this project, the Planning Commission should carefully examine the impact on the general public.

1. If the Commission grants the frontal setback changes from 20 feet to 10 feet, we'll have another "Molasky fiasco" on our hands. Molasky, a private corporation, has closed off two lanes of Grand Central Parkway/Ogden, a public street, for months now due to reduced frontal setback. This is not fair to the public—a mega-gain for Molasky, a mega-inconvenience for the public. We shouldn't have to repeat this inconvenience again.
2. Allowing Ahern to fund his own traffic-impact study is a joke! You can guess with certainty the study's final results. An unbiased, third party consultant paid by the city would better serve the general public. Maybe we'll get a more realistic look at projected traffic increases on our already overcrowded roadways.
3. Ahern's offer to Metro Police to use the Helipad (if Ahern's Helipad is approved) smells a little "fishy". Anything to get a variance approved.

Thank you for allowing me to present my concerns about growth and traffic congestion and how it inconveniences the general population.



Charles W. Gronbach

Cc: Planning & Development Department  
731 South 4<sup>th</sup> Street  
Las Vegas, NV 89101

ITEM NO.: 30, 31  
CASE NO. 20N-13896, VAR-13900  
PC MEETING: 8-10-06

P

September 20, 2006

City of Las Vegas  
Planning & Development  
739 So. 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

Subject: Ahern Corporate Center  
ZON-13896, VAR-13900, SUP-13902, SDR-13904, & SUP-13903

To Whom It May Concern:

I am a homeowner in The Rancho Manor Tract, which is not too far from the proposed project. I have attended two presentations that Ahern has put on to show interested parties exactly what they're plans are.

I am personally very much in favor of it, as our many of the Rancho Manor Homeowners Assoc. members. Some would like to have it a little lower but are still in favor of Ahern getting approved.

It will CERTAINLY improve the proposed area, namely Martin Luther King and Bonanza, and hopefully encourage others to consider "like" projects in this area.

Ahern has been in business in the same location for many, many years, very successful, a great employer and a wonderful neighbor. Please give them every consider to proceed with their proposed project.

Thank you for your time. I remain yours truly, Patricia Welsh, 1920 Collins Ave., Las Vegas (385-3097)

*Patricia A. Welsh*

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# Telephone Protest/Approval Log

Meeting Date: 10/5/06

Case Number: Zon 13896, Zon 13900,

SUP 13902, SUP 13903, SUP 13904

Date: 10/5/06  
Name: Jean Zorn (on behalf of Rancho Meno Neighborhood Association)  
Address: 2000 Sunland Ave  
Las Vegas, NV 89106  
Phone: 382-7686  
 PROTEST  APPROVE

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ITEM # 10-14  
CASE # SEE ABOVE  
PC MTG 10-20-06

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