

November 20, 2006

RECEIVED  
CITY CLERK

2006 NOV 30 A 10: 36

Councilman Lawrence Weekly  
City of Las Vegas  
400 Stewart Avenue, 10<sup>th</sup> Floor  
Las Vegas, Nevada 89101

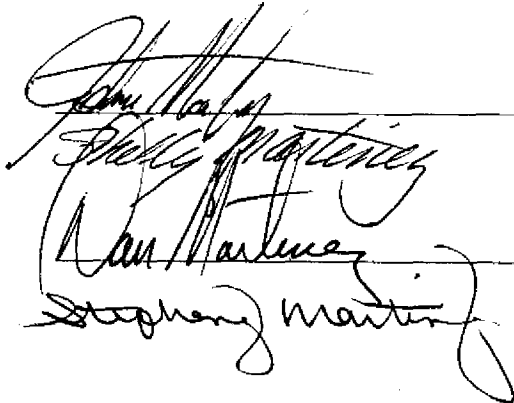
Dear Councilman Weekly:

As property owners (parcel # 139-34-612-084) within the "Fremont East Entertainment District", we would like to offer our support for the creation of Special Improvement District 1506 - "Fremont Street Improvements" and Special Improvement District 1516 - "Maintenance District".

The proposed streetscape improvements will be a wonderful addition to this area of downtown and will be an important attraction for new entertainment venues opening throughout Fremont East and attracting more visitors to downtown Las Vegas.

Again, we support and approve of the creation of the two special improvement districts and look forward to working with the City of Las Vegas in the revitalization of our neighborhood. We hope that you support and approve of our project "Neon Heights".

Respectfully,



Justen and Shelly Martinez  
1729 Wandering Winds Way  
Las Vegas, NV 89128

Dan and Stephany Martinez  
585 Camino Montebello  
Santa Fe, NM 87501

**Support**

Cc: Mayor Oscar Goodman  
Mayor Pro-Tern Gary Reese  
Councilman Steve Wolfson  
Councilwoman Lois Tarkanian  
Councilman Steve Ross  
Las Vegas Office of City Clerk



**NATIONWIDE CHECK SERVICE, INC.**

515 Fremont Street • Las Vegas, Nevada 89101  
(702) 384-2228 • Fax (702) 382-2311

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CITY CLERK

2006 DEC -1 P 2:40

1 DEC. 2006  
LAS VEGAS, NV.

CITY OF LAS VEGAS  
CITY COUNCIL  
400 STEWART AVE  
LAS VEGAS, NV. 89101

Protest

RE:

SPECIAL IMPROVEMENT DISTRICT NO. 1506  
SPECIAL IMPROVEMENT DISTRICT NO. 1516

TO WHOM IT MAY CONCERN

MY NAME IS JOHN KITCHEN AND I OWN THE BUILDING AT  
515 FREMONT ST. I WOULD LIKE TO FILE THIS NOTICE  
OF MY TOTAL OPPOSITION TO BOTH OF THESE PROJECTS AS  
REQUIRED BY THE CERTIFIED LETTER THAT I RECEIVED  
RECENTLY. I AM DEEPLY DISTURBED WITH THESE PROJECTS AND  
WOULD LIKE THE OPPORTUNITY TO FULLY DISCLOSE MY  
OBJECTIONS AT THE CITY COUNCIL MEETING SCHEDULED  
FOR 6TH DECEMBER 2006 AT 1:00 PM.

*John Kitchen*  
JOHN KITCHEN  
PRESIDENT  
NATIONWIDE CHECK SERVICE  
515 FREMONT ST.

Date 12/1/06 Item #75 +  
#76

DOWNTOWNER MOTEL  
129 N. 8TH STREET  
LAS VEGAS, NV. 89101

RECEIVED  
CITY CLERK

NOVEMBER 30, 2006

2006 NOV 29 P 3:05

OFFICE OF THE CITY CLERK  
400 STEWART AVE  
LAS VEGAS, NV 89101

ATTENTION: CITY CLERK

SUBJECT: OBJECTION TO THE SPECIAL IMPROVEMENT DISTRICT ASSESSMENT

GENTLEMEN:

I HEREBY OBJECT TO THE SPECIAL IMPROVEMENT DISTRICT ASSESSMENT #1506 AND #1516 DUE TO THE FACT THAT IN 2005 AND 2006 I'VE INCURED LARGE EXPENSES IMPROVING PROPERTIES OPERATING AS THE DOWNTOWNER MOTEL AND ANY ADDITIONAL EXPENDITURES WOULD ENDANGER MY ABILITY TO STAY IN BUSINESS.

HERE IS A LIST OF ALL THE PROPERTY ADDRESSES AND PARCEL NUMBERS BELONGING TO THE DOWNTOWNER MOTEL:

|                        |                |
|------------------------|----------------|
| 129 N. 8TH STREET      | 139-34-612-017 |
| 121 N. 8TH STREET      | 139-34-612-018 |
| 108 N. 8TH STREET      | 139-34-612-031 |
| 800 E. FREEMONT STREET | 139-34-612-030 |
| 110 N. 8TH STREET      | 139-34-612-032 |
| 120 N. 8TH STREET      | 139-34-612-033 |
| 210 N. 8TH STREET      | 139-34-612-014 |
| 218 N. 8TH STREET      | 139-34-612-013 |
| 100 N. 7TH STREET      | 139-34-612-009 |
| 124 N. 8TH STREET      | 139-34-612-034 |

SINCERELY,



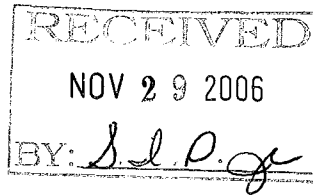
ADA COHEN, OWNER

Protest

Submitted after final agenda

Date 11/29/06 Item # 75 +  
76

November 27, 2006



RECEIVED  
CITY CLERK of 2

Department of Public Works  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, NV 89101

2006 NOV 30 A 8:31  
APN: # 139-34-611-021  
# 139-34-611-022  
# 139-34-612-005

Re: Protest and Objection of Special Improvement Districts # 1506 and # 1516

Dear Sir or Madam:

Please be advised that on behalf of Mr. Dario Pini; owner of the three (3) parcels noted above, we are protesting and objecting to the formation of the two (2) districts proposed. The November 1, 2006 Notice and enclosures for the December 6, 2006 Public Hearing is fraught with problems and issues of inequality and methodology in cost and financing.

The procedure of Hardship Determination only for those of principal residence, is biased and favorable, at best. Consider that Mr. Pini is from California and faces State Income Tax payment while a Nevada resident does not. Mr. Pini also operates a hotel in the area that contributes room taxes to the City of Las Vegas, whereas an individual does not. It is clear that a strong argument is at hand regarding the disparity of cost/benefit to residents.

The Special Improvement Districts themselves; their costs and their funding is suspect. One District (No. 1506) appears clearly for construction; financed over twenty (20) years and aside from the fact that an arbitrary "estimate" of special assessment cost is used in the notice (which "conveniently" places the assessment cost at less than 50% of the total), appears reasonable on the surface. However, the other District does not even seem to be reasonable. This "Vitalization Project" appears to be a perpetual annual cost that is a mishmash of construction, maintenance, security, and even entertainment; far outside the scope of Public Works. The construction and rehabilitation capital costs should not be in this District, but should be in District No. 1506; properly ingrained in that project, having these costs also financed over twenty (20) years, not one (1). Elements of security should relate to the law enforcement agencies, with promotions to the Chamber of Commerce.

The methodology of cost determination against the parcels in the District is arbitrary. The "weights" of Fremont Street frontage (1.5x factor) vs Side Street frontage (1.0x factor) is totally subjective and not correct. This infers that 50% more benefit is derived from the "Front" vs the "Side" streets, whereas foot traffic is foot traffic; everyone benefits. In the District plan for "enhanced protection of persons and property" and "promotion of public events", it is evident that actually "Side Street" frontage derives the greatest benefit, with the "favored" person of principle residence perhaps deriving most while paying the least. There is also another "implicit" cost involved; the cost of business disruption during the period of construction. Business (especially in "Front" Street), suffers and "pays" most. There is no "weighing factor" that can be fair; only a percentage of acreage to the total.

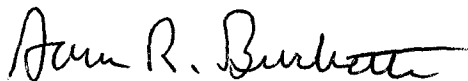
## Department of Public Works (Cont.)

Even the timing of the date of notice, leading to the date of public hearing, is suspect. The date of the Notice was 11/1/06; however, the notice was not even mailed until 11/16/06. It then was received in California on 11/20/06 and not able to be picked up by the Owner, Mr. Pini, who was traveling, until 11/22/06. Compare this against an ensuing 12/1/06 "request date" to respond in writing, followed up by a 12/6/06 public hearing date, where "A Property Owner's Only Chance To Present Evidence To Demonstrate That His or Her Estimated Assessments Are Excessive Will Be At The Public Hearing And A Property Owner Will Not Be Able To Present Any Additional Evidence Upon Subsequent Appeal To District Court." Twenty-Two (22) days to get the information to the Owner against only Fourteen (14) days to review, understand, research and appeal against a unilateral "drop dead date" of 12/6/06 for complete information presentation? Unreasonable, if not an illegal attempt to "fast track" these onerous and costly Special Improvements along.

In summary, The Department of Public Works is arbitrarily and subjectively attempting to fund over \$2,200,000 of costs in one year and establish a perpetuity of funded costs over subsequent years, directly from property owners. The Department has not proven that it has maximized funding available from other sources, it has not optimized bond funding for hard capital costs to spread them out over 20 year instead of 1 and it has been very arbitrary in it's methods of exempting certain individuals from cost, while also using subjective "weighing" criterion at hand to incorrectly "redistribute" costs involved. This imparts too grave and unfair an economic burden to the owners within the Districts. Work that is needed should be optimally funded by other sources with any remainder funded by bond issues that enable owners the opportunity to spread out the cost over 20+ years on an equitable basis; this being the percentage of acreage to the total involved. All other soft" and "recurring" costs that can't be absorbed by other agencies, should be specific in nature, agreed upon by the majority of owners involved on an annual basis for approval.

The above is the primary basis for our Objection and Protest, but in no way is a waiver of any and all legal rights available to us to pursue any legal recourse, despite the attempt to limit information and possible discovery, subsequent to the 12/6/06 Hearing Date. We believe limited information has been provided to us from the November 1, 2006 mailing.

Sincerely,



John R. Burchette, for Dario Pini

CC: Mr. Dario Pini, Property Owner  
Mr. Larry Powell, Esq., Bright & Powell at Law



November 1, 2006

CERTIFIED MAIL

Pini Dario  
1335 Mission Ridge Rd  
Santa Barbara CA 93103-2056

APN: 139-34-611-021  
139-34-611-022  
139-34-612-005

RE: Notice of Public Hearing on Special Improvement District Nos. 1506 and 1516

Dear Property Owner:

The enclosed hearing notices describe two (2) Special Improvement Districts that are being proposed within the Downtown Entertainment Overlay District. Special Improvement District (SID) 1506 is being proposed to construct pedestrian improvements along Fremont Street between Las Vegas Boulevard and 8<sup>th</sup> Street and SID 1516 is a Commercial Area Vitalization Project (CAVP) being proposed to provide maintenance and security along the same Fremont Street corridor.

Please refer to the enclosed notices for a complete description of the improvements proposed and to determine how your assessments were calculated. Additionally, attached are your Preliminary Assessments for the two (2) referenced districts.

A Public Hearing with the City Council to address your concerns with SID 1506 and 1516 will be held Wednesday, **December 6, 2006**, at 1:00 p.m., in the City Council Chambers at 400 Stewart Avenue, Las Vegas, Nevada.

The City acknowledges that assessment projects such as these may pose financial concerns for property owners. In an effort to address this possibility, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a Hardship Determination. A person desiring to apply must file an application with Clark County Department of Social Service (CCSS) no later than December 1, 2006. Please contact CCSS at (702) 455-8687 for a pre-qualification screening and application.

If you have project design or construction questions, contact Dave Bowers at (702) 229-6272. If you have any questions regarding your property assessments, contact Mike Thompson, at (702) 229-2136.

Sincerely,

A handwritten signature in black ink that reads "Charles Kajkowski, Jr." with a stylized flourish at the end.

Charles Kajkowski, Jr., P.E.  
Director of Public Works

cc: Councilman Lawrence Weekly  
Jorge Cervantes, P.E., P.T.O.E  
Dave Bowers, P.E.  
Mike Thompson

CK:jc

Attachments

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS

DOUGLAS A. SELBY  
CITY MANAGER

CHARLES KAJKOWSKI, JR.  
PUBLIC WORKS DIRECTOR

DEPARTMENT OF PUBLIC WORKS  
CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6276

FAX 702.382.0848

TTY 702.386.9108

www.lasvegasnevada.gov

# 601 Fremont, LLC

425 North Federal Highway  
Hallandale, FL 33009  
(954) 922-6070

December 1, 2006

Councilman Lawrence Weekly  
City of Las Vegas  
400 Stewart Avenue, 10<sup>th</sup> Floor  
Las Vegas, Nevada 89101

2006 DEC - 1 P 4: 25  
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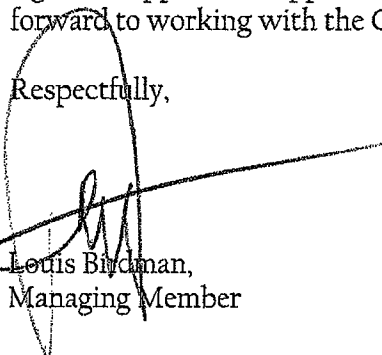
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Again, I support and approve of the creation of the two special improvement districts and look forward to working with the City of Las Vegas in the revitalization of our neighborhood.

Respectfully,

  
Louis Blydman,  
Managing Member

SUPPORT

Cc: Mayor Oscar Goodman  
Mayor Pro-Tem Gary Reese  
Councilman Steve Wolfson  
Councilwoman Lois Tarkanian  
Councilman Steve Ross  
Las Vegas Office of City Clerk

Submitted after final agreement

Date

12/1/06 #75 &  
76

# 601 Fremont, LLC

425 North Federal Highway  
Hallandale, FL 33009  
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December 1, 2006

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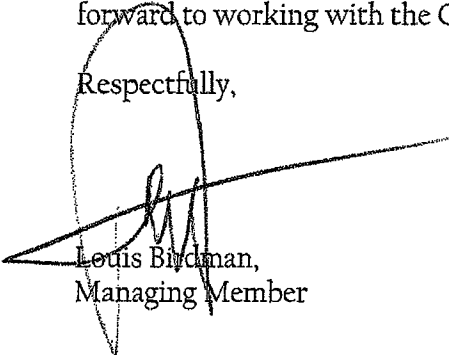
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Louis Birdman,  
Managing Member

Support

Cc: Mayor Oscar Goodman  
Mayor Pro-Tem Gary Reese  
Councilman Steve Wolfson  
Councilwoman Lois Tarkanian  
Councilman Steve Ross  
Las Vegas Office of City Clerk

Submitted after final agency review

Date

12/1/06 #75 &  
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*John Kitchen*

JOHN KITCHEN

PRESIDENT

NATIONWIDE CHECK SERVICE

515 FREMONT ST.

Submitted after final agency

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