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229-6311

12/5/2006

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2006 DEC -6 A 7:59

Marsha Pippin
1130 Buehler Dr.
Las Vegas, Nv. 89102

City of Las Vegas
City Council

Re: Variance 16505

Protest

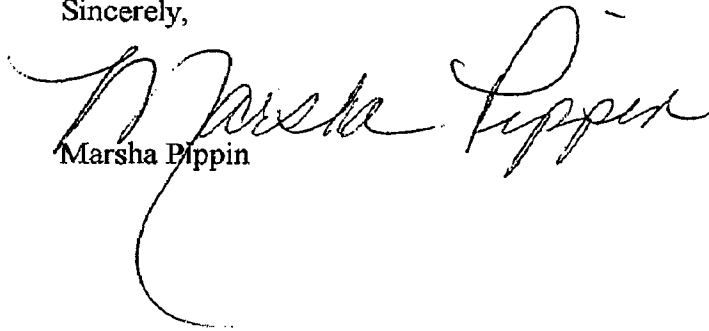
Attn: Barbara Jo Ronemus

To whom it may concern,

Please consider this letter of protest in regard to the variance request VAR-16505.
I have lived at this residence for the past 18 years & am in strong opposition to this zone variance.

In allowing this variance I feel that a precedence will be set that will deteriorate the integrity of
this neighborhood.

Sincerely,


Marsha Pippin

Submitted after initial review

Date 12/6/06 Item #109

December 6, 2006

TO: Mayor Goodman, the City Council and
members of the Planning Commission

URGENT!

NEIGHBOR OPPOSITION TO VAR-16505

My wife and I are native Las Vegas and, with the exception of nine years in the northwest and Summerlin, are lifelong residents of the area in question. Aside from our home in McNeil, where we have lived since 2002, my wife and I own a business in the area. We also own a home in the similar John S. Park neighborhood.

While I appreciate and applaud Mr. Cook's desire to renovate his home, I am writing to register very strong opposition to the granting of this variance request — a request that has already been previously denied.

Granting this variance sets a dangerous precedent for a neighborhood in transition. Permitting such a minimal setback would encourage other property owners — many of whom are investors not living in the neighborhood — to request similar variances in hopes of filling their lots and boosting their profits with homes selling for \$200 a square foot. The temptation is simply too great to ignore. On our lot, as an example, if we were to build according to all the variances that have been recently requested (most thankfully denied), we could construct a single-story home in excess of 9000 square feet, sell for profit in excess of \$1 million dollars and abandon the neighborhood. Granting variances that set precedents that will encourage that very thing.

Permitting a mere five-feet of setback alters the very nature of our classic post-war neighborhood. It inhibits the open areas on which friends congregate, children play and conversations take place. This open space is where mere housing developments are transformed into real neighborhoods. Impinging upon it with even one home threatens to change McNeil Estates in a way contrary to the reasons myself and many of my neighbors have moved back.

The McNeil Estates is the kind of neighborhood developers at the city's edges try in vain to emulate. There, land prices force shallow setbacks, so-called garage homes, and homes built almost one on top of the other, creating a situation in which privacy is at a premium. That's why neighbors in Summerlin and other claustrophobic developments hardly ever see one other. And that's why neighborhoods like McNeil generate such a sense of honest, real community.

The McNeil Estates has been called a classic American neighborhood, and true to form we have forged that sense of community without resorting to the restrictive covenants found in most Neighborhood Association CC&Rs. Instead, we place our trust in you to do what is right. Building zoning and codes exist for a purpose. I therefore ask the City Council to once again deny this variance request, and I invite Mr. Cook to renovate his home in a manner more appropriate for the neighborhood in which it sits.

Yours,

James P. Reza

Protest

JAMES P. REZA & STACI D. REZA
1201 STRONG DRIVE
LAS VEGAS, NEVADA 89102

2006 DEC - 6 P 1:33

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Date 12/6/06 Item #109