

**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**

Carman Burney

From: Nora Lares
Sent: Monday, November 06, 2006 8:11 AM
To: Carman Burney
Subject: FW: SDR-17211 neighbor opposition

From: James P. Reza [mailto:jpreza@cox.net]
Sent: Saturday, November 04, 2006 3:58 PM
To: Nora Lares
Subject: SDR-17211 neighbor opposition

Nora:

Please forward this to the appropriate recipient. Thank you!

RE: SDR-17211

Regarding the above-named Site Development Review and its inclusive waiver request, I would like to register my opposition to the granting of this request. Myself and my wife are native Las Vegans. We have lived at 1201 Strong Drive since June 2002, and my mother has lived in a house at 1264 South 9th Street for ten years. We purchased the home from my parents when my father was diagnosed with lung cancer and could no longer work. He passed away several years ago, though my mother -- who has been a Las Vegas resident since 1964 -- will likely live out her days in the home.

I have appeared before the Planning Commission in recent months to register opposition to similar variance requests in the McNeil Estates neighborhood. We deliberately sold our Summerlin home and moved to the center of town in order to live in a more urban environment, but this does not mean that we support variances and waivers of this type. Landscape buffers are important to homeowners because they protect them and their quality of life from commercial encroachment. This includes tangible encroachments such as increased noise, visual changes, privacy concerns, traffic and safety issues, but also intangibles such as preserving a sense of place in the neighborhood.

John S. Park -- the city's first (and perhaps, if things continue the way they have, only) neighborhood designated as historic -- is under relentless attack from all sides, situated as it is in near both Las Vegas and Charleston boulevards. Commercial developers has chipped and gnawed away at the neighborhood and its residents, hoping to eventually break enough of them down so that they give in and abandon the area to investors who might gladly sell out to commercial developers.

We're not ready for that. Please do not allow a precedent to be set. There is plenty of room for the FBI to increase their building size without obtaining a landscape buffer reduction. Please require them construct a building and landscape it in a manner as required by law, that blends in with the neighborhood and is a good neighbor to all of the residents of historic John S. Park.

Thank you,
James P. Reza
702-256-9688

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JAMES P. REZA
<http://www.jamespreza.com>

Associate Publisher: Vurb Magazine
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Nightlife + Dining + Urban Living

11/6/2006

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NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

16203515032 Case: SDR-17211
LUCKY YOU TRUST
1248 S 8TH ST
LAS VEGAS NV 89104-1547

MEETING: PLANNING COMMISSION
DATE: NOVEMBER 16, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

*OBJECT
TO THIS REQUEST*

B **SDR-17211**

APPLICANT/OWNER: SVS PROPERTIES, LTD, LLC - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 3,560 SQUARE-FOOT ADDITION TO AN EXISTING OFFICE BUILDING AND A WAIVER TO ALLOW A REDUCTION OF PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS ON 1.46 ACRES AT 700 EAST CHARLESTON BOULEVARD (APN 162-03-501-003), P-R (PROFESSIONAL OFFICE AND PARKING) ZONE, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUG RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE