

**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**

NOVEMBER 27, 2006

PLANNING AND DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 S. FOURTH STREET
LAS VEGAS 89101

RE: SUP-17729 AND SDR-17731

WE WOULD LIKE TO VOICE OUR CONCERNS ABOUT THIS DEVELOPMENT. WITH THE PROJECT TO BE BUILT ON THE HEAVILY TRAVELLED INTERSECTION OF THIRD AND CASS, WE WOULD HOPE THE BUILDING IS SITUATED IN SUCH A WAY AS TO ^{NOT} BLOCK VISIBILITY OF THE TRAFFIC APPROACHING THE INTERSECTION ON CASS. THIS IS A DANGEROUS INTERSECTION NOW, WITH CARS RUNNING THE STOP SIGN. ANY DECREASE IN VISIBILITY WOULD ONLY ADD TO THE PROBLEM.

AS TO THE ENTRANCE AND EXIT TO THE PARKING LOT FACING THIRD STREET: THIS DRIVEWAY WOULD BE IN CLOSE PROXIMITY TO OUR DRIVEWAY ACROSS THE STREET FROM THE PROJECT SITE. SINCE WE NOW EXPERIENCE DELAYS BACKING-CUT OF OUR OWN DRIVEWAY, WE WOULD PREFER TO SEE THE ENTRANCE AND EXIT FROM THE BUILDING BE ON THE ALLEY SIDE ONLY, AWAY FROM EXISTING TRAFFIC. OR, AS AN ALTERNATIVE ENTRY AND EXIT ON THE ALLEY AND ON CASS AVENUE.

CURB-SIDE PARKING ON THIRD STREET AND CASS AVENUE IS EXTREMELY LIMITED. THE DEVELOPERS

HAVE NOT PROVIDED ANY PARKING FOR THE 2,200 SQUARE FEET OF RETAIL SPACE IN THEIR PROJECT. THIS WOULD MEAN THAT ANY CAR TRAFFIC THE RETAIL PROJECT ATTRACTED WOULD BE COMPETING FOR THE ALREADY INADEQUATE PARKING. WITH THIS IN MIND, WE WOULD BE AGREEABLE TO METERED PARKING ENFORCED BY THE CITY, ON SOUTH THIRD STREET AND EAST CASS AVENUE ADJACENT TO THE PROPERTY ON WHICH THE PROJECT WILL SIT. THIS WOULD ENSURE A TURN-OVER OF THE PARKING SPACES, INSTEAD OF THE ALL-DAY PARKING THAT EXISTS NOW.

WE BELIEVE THAT THE PROPOSED 30 PARKING SPACES FOR 30 UNITS IS INADEQUATE. IN ALL LIKELY HOOD, SEVERAL, IF NOT ALL, OF THE UNITS WILL HAVE MORE THAN ONE CAR. THERE IS NO PLACE FOR ANY "OVER-FLOW" PARKING ON THE STREET, SUCH AS FOR VISITORS, GUESTS OR MORE THAN ONE CAR PER UNIT. WE FEEL THIS INADEQUACY MUST BE ADDRESSED. OUR NEIGHBORHOOD CANNOT ABSORB ANY MORE CARS. THE OTHER LFT DEVELOPMENTS IN OUR AREA PROVIDE TWO PARKING SPACES PER UNIT. WE WOULD LIKE TO SEE THIS INADEQUATE PARKING ISSUE CORRECTED.

RESPECTFULLY,
Thomas N. Trinaystich
THOMAS N. TRINAYSTICH
733 SO. THIRD STREET
LAS VEGAS 89101

ITEM # 28 + 29
CASE # SWP-17729 + SDP-17731
PC MTG 12.7.06