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

Aaron J. Kramer
6024 Heather Mist Lane
Las Vegas, Nevada 89108
(702) 658-2135
Email: ajkramer@cox.net

March 11, 2007

Planning & Development Department,
Current Planning Division,
Development Services Center
731 South Fourth Street
Attn: ZON-19673, SDR-19670, VAR-19672
Las Vegas, Nevada 89101

RE: ZON-19673, SDR-19670 & VAR-19672

Dear Mr. Reed:

I am **OPPOSED** to the Rezoning (ZON-19673), Site Development Plan Review (SDR-19670) and the Variance (VAR-19672) as proposed by TCR-Southwest Properties, Inc., Cohen 1969 Trust.

As you already know, there is a multi-family (high-density) housing complex under construction immediately south of the proposed property. Traffic congestion is an existing and growing problem at the intersection of North Jones Boulevard and West Cheyenne Avenue with no room for expansion. Yet another multi-family housing project will exacerbate this condition. I have also noticed a sharp increase in the number of pedestrians crossing this intersection en-route to the Vons shopping center on the northwest corner over the last couple of years. It is only logical to expect a substantial increase in pedestrian traffic if this project is approved.

The associated Variance (VAR-19672) request to reduce the required open space from 142,249 square feet to only 68,875 square feet is absurd. I can't believe that the Planning Commission would ever allow a 60% reduction in clear space. The developer is clearly more concerned with money than quality of life.

Additional considerations are increased crime and a serious negative impact on existing single family home values in neighborhoods adjacent to high-density housing projects.

Sincerely

Aaron J. Kramer

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