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February 26, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Attached Notices

Meeting March 8, 2007

I own the property at 520 South Seventh Street, just south and adjacent to 514 South Seventh Street.

APPROVAL: ZON-18923 – Rezone to Professional

I approve of this request for rezoning.

OBJECTION: VAR-18924 – Variance to allow seven parking spaces instead of 11

I OBJECT to this variance as I feel it would result in more cars using the free parking on both sides of the street along Seventh. Right now, the street parking is needed for the clients who come to the offices along that street. I have the same-sized lot as 514 and I have two structures on my property with approximately a 2,325 footprint and I have room for 11 parking spaces on my property, so I believe there should be room at 514 for 11 parking spaces. (A further problem is now being caused by the Traffic Department as they have marked the street and allow only one vehicle to park in front of each property where two could actually be parking without any problem.)

OBJECTION: SDR-18925 – Waiver of an eight foot landscape buffer on north and south side of building

I OBJECT to this waiver of zero feet on SOUTH PROPERTY LINE as my property is just south of 514 and I feel a zero foot buffer does not allow enough room between my building on my property and the building being proposed. If the 3,218 square foot building being proposed will have a 1,609 footprint, there should be enough square feet remaining on the lot that the waiver will not be necessary.

OBJECTION: VAR-19609 - Variance for a 50 ft lot width, 4-ft and 17-ft setback

I OBJECT to the 4-foot side setback where 5-feet is required, and I OBJECT to a 17-foot setback where 20 feet is required. I feel the existing structures and any new structures along Seventh Street will be enhanced by maintaining the existing 5-foot and 20-foot setbacks. I feel the goal of the City Council should be to maintain the integrity of Seventh Street as it is now. The lot at 514 South Seventh should be adequate to allow for the 3,218 square foot building being proposed without the necessity of the variances.

I have enclosed copies of your notices for your reference.

Please contact me with any questions.

Marlene Walshin # 13-116
CASE # See above
PC MTG 3-8-07 PC