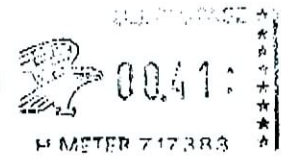
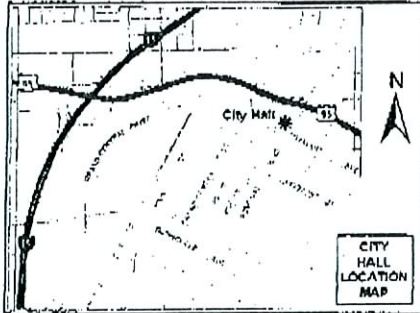


City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986



### Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT  
this Request

I OPPOSE  
this Request

Case: VAR-22018  
16203421005  
BONANNO BERTHA  
4769 SPINDLERIDGE CIR  
LAS VEGAS NV 89147-5272

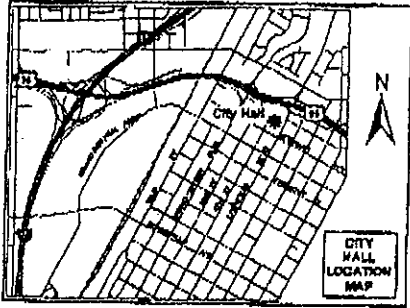
VAR-22018, SDR-22017

89147+5272 0091



City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



Property or  
Business Owner ANDREA LIPOVSKY

Address 816 ACHAMBRA DR.

City, State, Zip LAS VEGAS, NV. 89109

Telephone (702) 985-2719

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

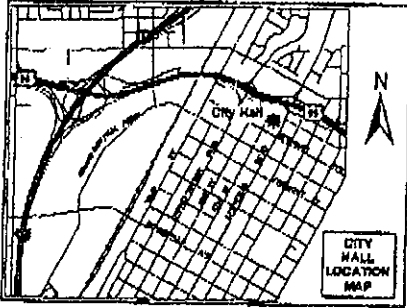
I SUPPORT  
this Request

I OPPOSE  
this Request

VAR-22018, SDR-22017

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



Property or Business Owner PEP Boys (CHARLES F. LARSEN DIR of REAL ESTATE)

Address 637 E. SARAH AVE

City, State, Zip LAS VEGAS NV

Telephone 215-430-9243

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

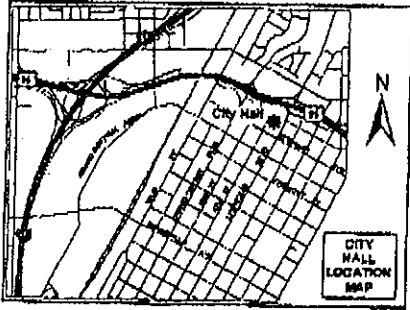
I SUPPORT  
this Request

I OPPOSE  
this Request

VAR-22018, SDR-22017

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

### Official Notice of Public Hearing



Property or Business Owner James L Miller  
Address 884 Alhambra Dr  
City, State, Zip Las Vegas, NV 89104  
Telephone (702) 862-8163

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I SUPPORT  
this Request

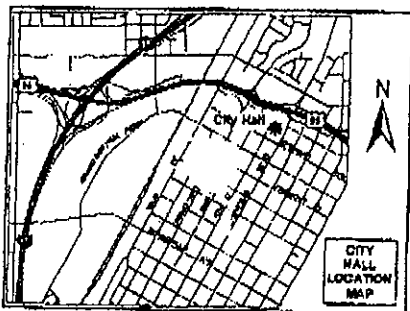
I OPPOSE  
this Request

VAR-22018, SDR-22017

Please cut along the line and return the top portion to the City of Las Vegas Planning Commission

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



Property or Business Owner ZITA SABALIAUSKIENE

Address 2317 Beverly Way

City, State, Zip Las Vegas, NV 89104-2763

Telephone \_\_\_\_\_

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I SUPPORT  
this Request

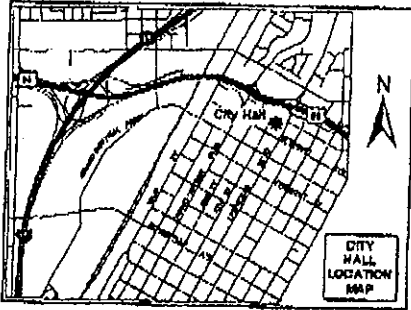


I OPPOSE  
this Request

VAR-22018, SDR-22017

City of Las Vegas  
 Planning & Development Department  
 Development Services Center  
 731 S. Fourth Street  
 Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



Property or Business Owner Kim M Larsen  
 Address 936 E Sahara  
 City, State, Zip Las Vegas 89110  
 Telephone 702-858-8022

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT  
 this Request

I OPPOSE  
 this Request

VAR-22018, SDR-22017

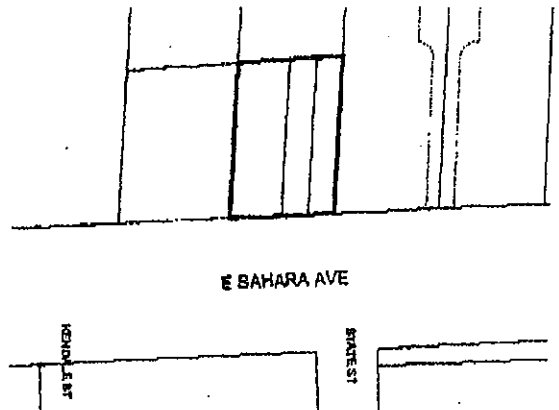
Please cut along the line and return the top portion to the City of Las Vegas Planning Commission

### Application Information

**VAR-22018 - VARIANCE - PUBLIC HEARING - APPLICANT: GARY SPEER - OWNER: JACK J. ROSS FAMILY TRUST** - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 63 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY on 0.39 acres adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street (APNs 162-03-801-101 through 103), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**SDR-22017 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-22018 - PUBLIC HEARING - APPLICANT: GARY SPEER - OWNER: JACK J. ROSS FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 98-FOOT TALL 12,452 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW FIVE FEET ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND ZERO FEET ON THE NORTH, EAST AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.39 acres adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street (APNs 162-03-801-101 through 103), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

### Application Location



The proposed project may not pertain to the entire highlighted project site.

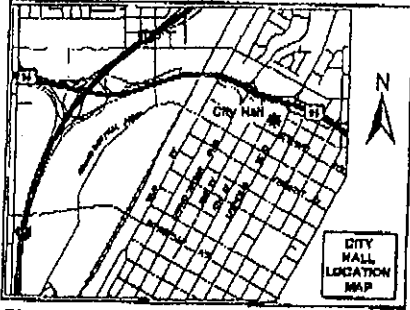
### Public Hearing Information

Meeting: Planning Commission  
 Date: July 26th, 2007  
 Time: 6:00 P.M.  
 Location: City Council Chambers  
 400 Stewart Avenue  
 Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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>.

City of Las Vegas  
 Planning & Development Department  
 Development Services Center  
 731 S. Fourth Street  
 Las Vegas, Nevada 89101-2986

# Official Notice of Public Hearing



Property or Business Owner Kaufman Properties  
Commercial Center  
 Address \_\_\_\_\_  
 City, State, Zip 3659 E. Thousand Oaks Blvd  
Westlake Village, CA 91362  
 Telephone \_\_\_\_\_

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT this Request

I OPPOSE this Request

**VAR-22018, SDR-22017**

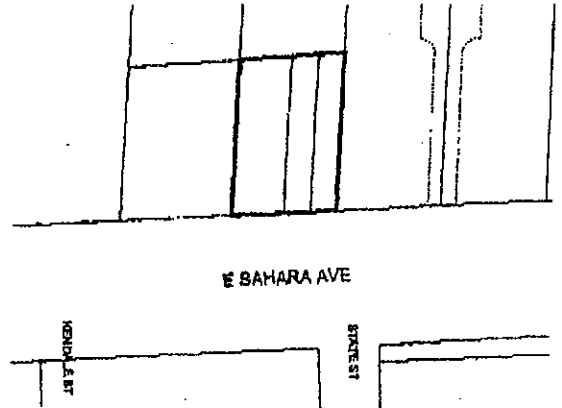
Please cut along the line and return the top portion to the City of Las Vegas Planning Commission

## Application Information

**VAR-22018 - VARIANCE - PUBLIC HEARING - APPLICANT: GARY SPEER - OWNER: JACK J. ROSS FAMILY TRUST** - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 63 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY on 0.39 acres adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street (APNs 162-03-801-101 through 103), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**SDR-22017 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-22018 - PUBLIC HEARING - APPLICANT: GARY SPEER - OWNER: JACK J. ROSS FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 98-FOOT TALL 12,452 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW FIVE FEET ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND ZERO FEET ON THE NORTH, EAST AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.39 acres adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street (APNs 162-03-801-101 through 103), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

## Application Location



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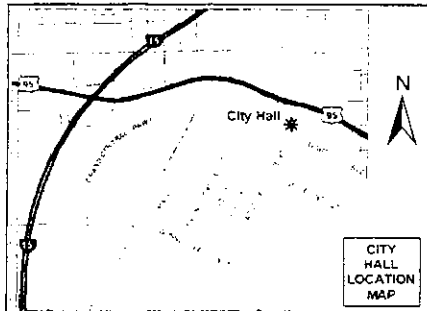
## Public Hearing Information

Meeting: Planning Commission  
 Date: July 26th, 2007  
 Time: 6:00 P.M.  
 Location: City Council Chambers  
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City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



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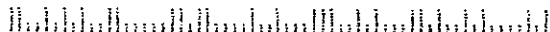
I SUPPORT  
this Request

I OPPOSE  
this Request

VAR-22018, SDR-22017

16203801133 Case: VAR-22018  
D J D ENTERPRISES L L C  
%DESERT PALM INVEST GROUP  
2287 CRESTLINE LOOPS #C D  
NO LAS VEGAS NV 89030-4187

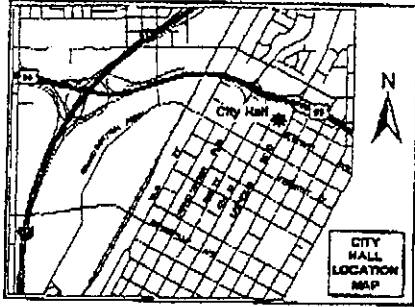
89030+4187 0040



25-26

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

### Official Notice of Public Hearing



Property or Business Owner SHERILL FRANCESCHI

Address 8385 W. La Madre Way

City, State, Zip Las Vegas, NV 89149

Telephone 702-396-5331

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT  
this Request

I OPPOSE  
this Request

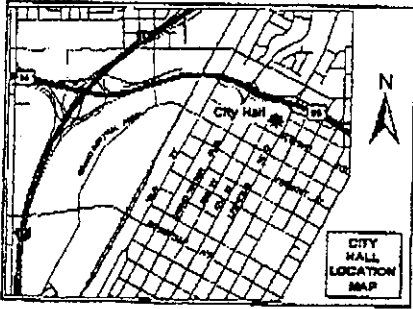
RE: Property located @  
557 & 559 San Pablo Ave

25-26

VAR-22018, SDR-22017

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



Property or  
Business Owner JAMES P. GRAHAM - PATSY L. GRAHAM

Address 2105 SANTIAGO

City, State, Zip LAS VEGAS NEVADA 89104

Telephone 791-5081

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT  
this Request

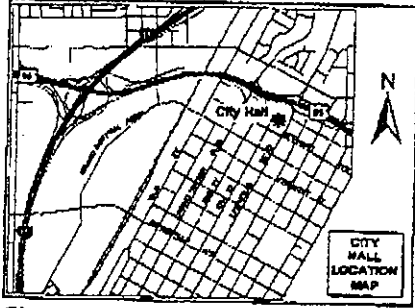
I OPPOSE  
this Request

25-26

VAR-22018, SDR-22017

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



Property or Business Owner LAS VEGAS BRIDGE CENTER  
Address 610 E. SAHARA AVE STE 11  
City, State, Zip LAS VEGAS, NV 89104  
Telephone (702) 735-5141

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT  
this Request

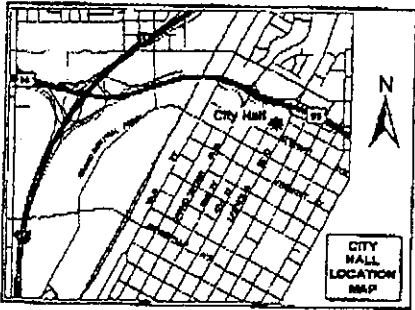
I OPPOSE  
this Request

*Walter A. (Jeff) Deal  
Owner L.V. Bridge Center  
25-26*

VAR-22018, SDR-22017

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

### Official Notice of Public Hearing



Property or Business Owner JOHN + MARY LINDNER

Address 2217 BEVERLY WAY

City, State, Zip LAS VEGAS, NV 89104

Telephone 702-735-1413

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT  
this Request

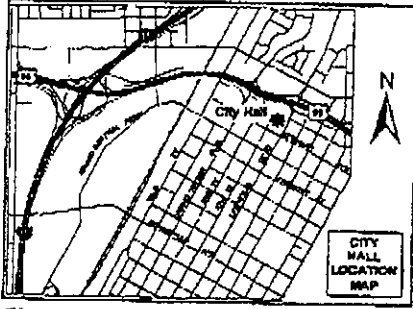
I OPPOSE  
this Request

25-26

VAR-22018, SDR-22017

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

### Official Notice of Public Hearing



Property or Business Owner RAWDALL & MIGNON ZULEY

Address 2105 ALHAMBRA CIR.

City, State, Zip LAS VEGAS, NV, 89104

Telephone 733-7726

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT  
this Request

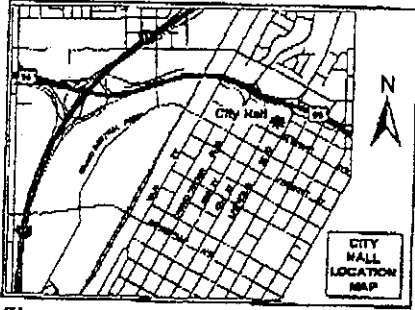
I OPPOSE  
this Request

VAR-22018, SDR-22017

25-26  
P

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



Property or  
Business Owner

*Richard Booth*

Address

*2208 Beverly Way*

City, State, Zip

*Las Vegas Nev*

Telephone

*702 733 0523*

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT  
this Request

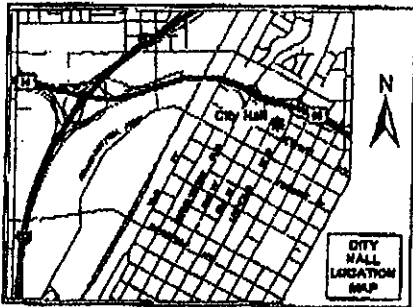
I OPPOSE  
this Request

VAR-22018, SDR-22017

*25-26  
P*

City of Las Vegas  
 Planning & Development Department  
 Development Services Center  
 731 S. Fourth Street  
 Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



Property ~~owner~~  
 Business Owner HAROLD CLARK  
 of  
 Property 5.32 E SAHARA  
 Address  
 Home 1129 Robinwood Dr.  
 City, State, Zip Paducah, Ky 42001  
 Telephone 270-442-7099  
559-4300

*Harold Clark*

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT  
 this Request

I OPPOSE  
 this Request

VAR-22018, SDR-22017

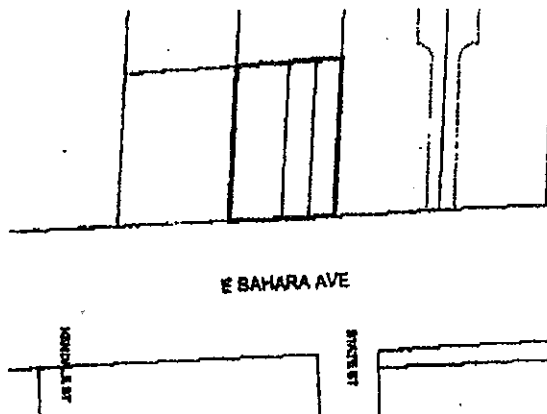
Please cut along the line and return the top portion to the City of Las Vegas Planning Commission

### Application Information

**VAR-22018 - VARIANCE - PUBLIC HEARING - APPLICANT: GARY SPEER - OWNER: JACK J. ROSS FAMILY TRUST** - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 63 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY on 0.39 acres adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street (APNs 162-03-801-101 through 103), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**SDR-22017 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-22018 - PUBLIC HEARING - APPLICANT: GARY SPEER - OWNER: JACK J. ROSS FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 98-FOOT TALL 12,452 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW FIVE FEET ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND ZERO FEET ON THE NORTH, EAST AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.39 acres adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street (APNs 162-03-801-101 through 103), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

### Application Location



The proposed project may not pertain to the entire highlighted project site.

### Public Hearing Information

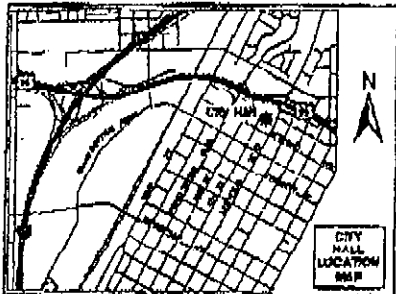
Meeting: Planning Commission  
 Date: July 26th, 2007  
 Time: 6:00 P.M.  
 Location: City Council Chambers  
 400 Stewart Avenue  
 Las Vegas, Nevada

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2526

City of Las Vegas  
 Planning & Development Department  
 Development Services Center  
 731 S. Fourth Street  
 Las Vegas, Nevada 89101-2986

### Official Notice of Public Hearing



Property or Business Owner: ANTONIO SUSTAITA  
 Address: 714 E. SAHARA AVE.  
 City, State, Zip: Las Vegas NV. 89104  
 Telephone: 702-794-0304

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT this Request

I OPPOSE this Request

VAR-22018, SDR-22017

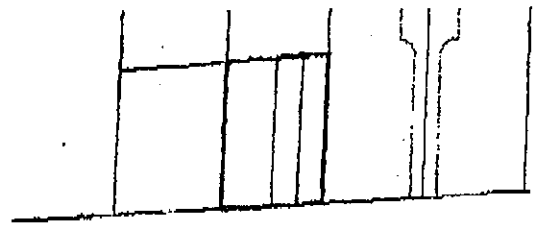
Please cut along the line and return the top portion to the City of Las Vegas Planning Commission

#### Application Information

**VAR-22018 - VARIANCE - PUBLIC HEARING - APPLICANT: GARY SPEER - OWNER: JACK J. ROSS FAMILY TRUST** - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 63 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY on 0.39 acres adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street (APNs 162-03-801-101 through 103), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**SDR-22017 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-22018 - PUBLIC HEARING - APPLICANT: GARY SPEER - OWNER: JACK J. ROSS FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 98-FOOT TALL 12,452 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW FIVE FEET ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND ZERO FEET ON THE NORTH, EAST AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.39 acres adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street (APNs 162-03-801-101 through 103), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

#### Application Location



E SAHARA AVE



The proposed project may not pertain to the entire highlighted project site.

#### Public Hearing Information

Meeting: Planning Commission  
 Date: July 26th, 2007  
 Time: 6:00 P.M.  
 Location: City Council Chambers  
 400 Stewart Avenue  
 Las Vegas, Nevada

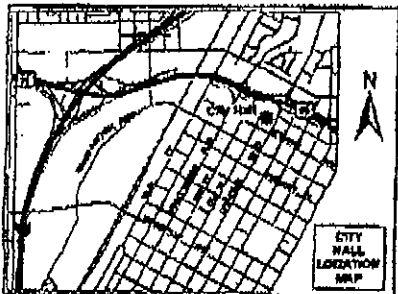
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25-26

1

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

### Official Notice of Public Hearing



Property or Business Owner Dwight Meierhenry  
Address 738 E. Sahara Avenue  
City, State, Zip Las Vegas, NV 89104  
Telephone 735-1115

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I SUPPORT  
this Request

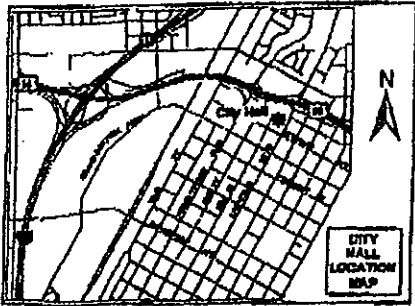
I OPPOSE  
this Request

VAR-22018, SDR-22017

25.26

City of Las Vegas  
 Planning & Development Department  
 Development Services Center  
 731 S. Fourth Street  
 Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



Property or Business Owner Zygmunt Amaretti  
 Address 17 Quiet Ln  
 City, State, Zip El Sobrante CA 94803  
 Telephone 510-331-0773

OWNER PARCEL 162-03-801-056

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT this Request

I OPPOSE this Request

VAR-22018, SDR-22017

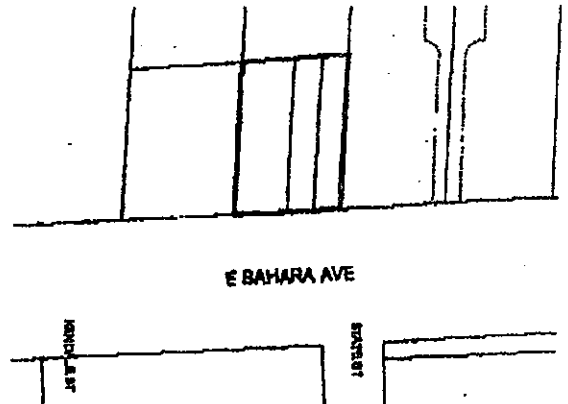
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### Application Information

**VAR-22018 - VARIANCE - PUBLIC HEARING - APPLICANT: GARY SPEER - OWNER: JACK J. ROSS FAMILY TRUST** - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 63 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY on 0.39 acres adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street (APNs 162-03-801-101 through 103), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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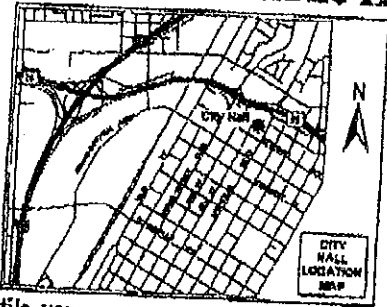
Meeting: Planning Commission  
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 Location: City Council Chambers  
 400 Stewart Avenue  
 Las Vegas, Nevada

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25-26

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

### Official Notice of Public Hearing



Property or Business Owner

*Barbara Carey Meierhenry*

Address

*738 E. Sahara Ave.*

City, State, Zip

*Las Vegas, NV 89104*

Telephone

*736-6739*

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT this Request

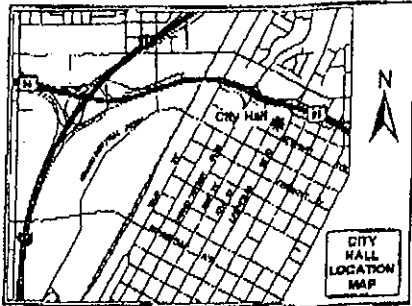
I OPPOSE this Request

VAR-22018, SDR-22017

*25-26*

City of Las Vegas  
 Planning & Development Department  
 Development Services Center  
 731 S. Fourth Street  
 Las Vegas, Nevada 89101-2986

**Official Notice of Public Hearing**



Property or Business Owner MARK THOMPSON  
OWNER - 886 E. Sahara  
 Address 7898 BLUE VENICE CT.  
 City, State, Zip LV, NV, 89117  
 Telephone 595-8881

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I SUPPORT this Request

I OPPOSE this Request

*I DEFINITELY OPPOSE THIS REQUEST.  
 WHERE WILL THEY PARK TOUR BUSES?*

VAR-22018, SDR-22017

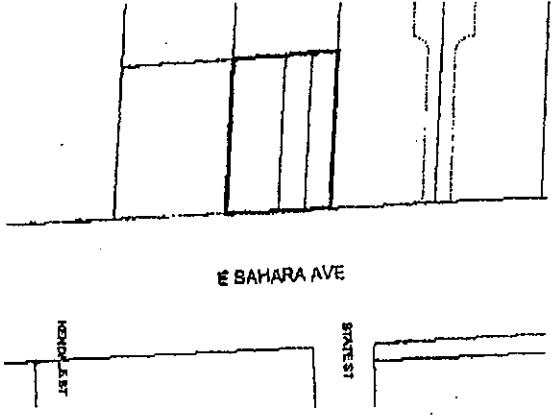
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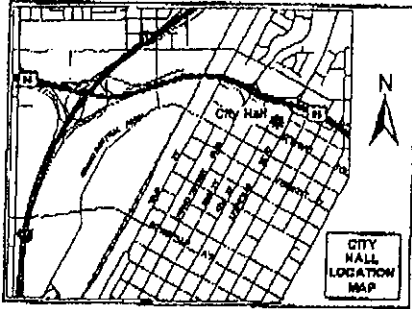
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*2526*

City of Las Vegas  
 Planning & Development Department  
 Development Services Center  
 731 S. Fourth Street  
 Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



Property or Business Owner Bahji Partners  
 Address 734 E. Sahara  
 City, State, Zip LV, NV 89104  
 Telephone 477-7764

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VAR-22018, SDR-22017

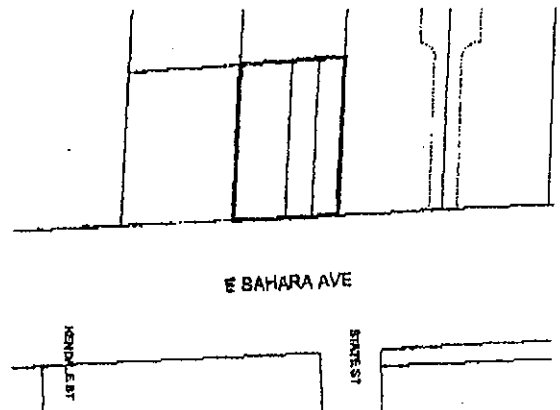
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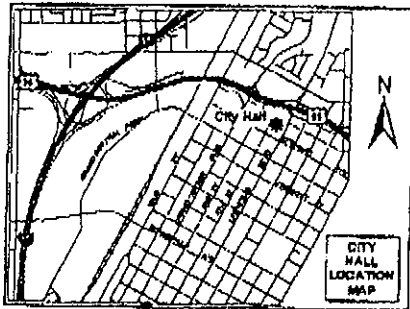
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25-26

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 Planning & Development Department  
 Development Services Center  
 731 S. Fourth Street  
 Las Vegas, Nevada 89101-2986

**Official Notice of Public Hearing**

(Burris  
 Thomas  
 Springhawk)



Property or Business Owner Steve Burris  
 Address 844 E. Sahara Ave.  
 City, State, Zip LV 89104  
 Telephone 731 9222

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT this Request       I OPPOSE this Request

VAR-22018, SDR-22017

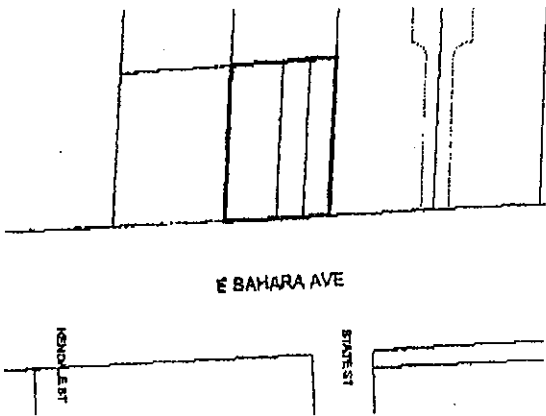
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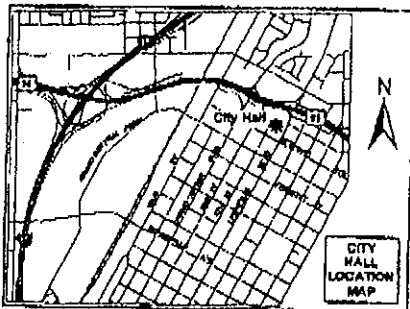
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25-26

City of Las Vegas  
 Planning & Development Department  
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 731 S. Fourth Street  
 Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



Property or Business Owner FRANK BUTTERFIELD  
 Address 2212 S GARDEN  
2200 S GARDEN  
1000 BENTLEY AVE  
 City, State, Zip LAS VEGAS NV  
 Telephone 702-293-1655

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT  
this Request



I OPPOSE  
this Request

VAR-22018, SDR-22017

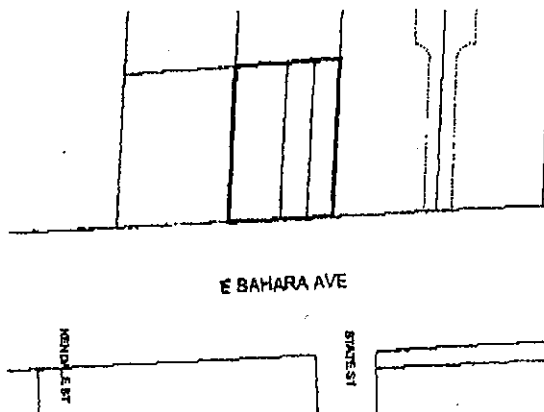
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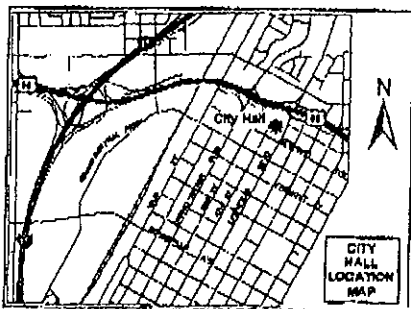
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25-26

City of Las Vegas  
 Planning & Development Department  
 Development Services Center  
 731 S. Fourth Street  
 Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



Property or Business Owner NAE, LP % HSCC, INC  
 Address VIRAGE SQUARE COMMERCIAL CENTER 353 E SAHARA E-1311B  
 City, State, Zip LAS VEGAS, NV 89101  
 Telephone (702) 784-0430

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I SUPPORT this Request

I OPPOSE this Request

VAR-22018, SDR-22017

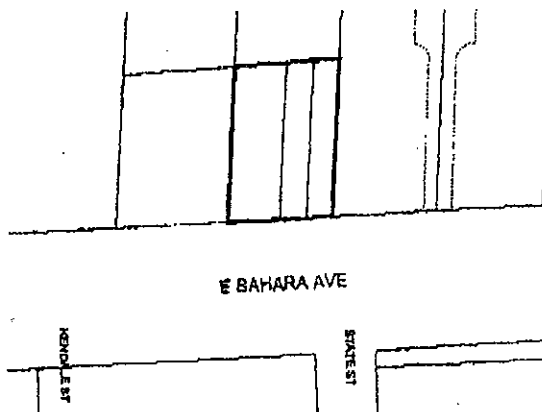
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25-26

Dear Property Owner,

There is a proposed sky diving simulation recreation facility that will be presented in front of the City of Las Vegas Planning Commission on July 26, 2007 at 6:00 p.m. This project is to be located at 700 E. Sahara Avenue, this is the small desert lot located on the west side of the Nevada Coin Mart building at 750 E. Sahara Avenue.

This recreation facility uses a DC3 airplane propeller to suck in air at over 120 mph and exhaust it at the top of the tower. This will cause a consistent noise to the adjacent professionals, doctors, dentists and home owners surrounding this facility.

At their current location their operating hours are until 10 p.m. at night. If this facility is successful then the noise will be heard for a long time to come. If for some reason they are not successful then Sahara Avenue will have an eye sore that will stand empty for a very long time because this building was built with a single purpose in mind.

Currently the adjacent property owners have serious parking problems. There is not enough parking for the professional buildings in the 600 & 700 blocks of East Sahara Avenue. The proposed variance for this new facility asks for a reduction of the required 63 parking spaces (which a recreation facility of this type normally needs) down to only 28 parking spaces. That would mean that there is less than even half of the required spaces which is going to make the current parking shortage much worse for the surrounding businesses.

Since over 50,000 cars per day would pass right by this new facility the business should get a lot of interest from passing motorists. Even if they just stop by to pick up more information, such as a brochure, the parking shortage will become even more severe. As the success of this new facility grows, how will they be able to expand in order to accommodate any needed growth when they have already used up all of their available space?

Sahara Avenue on both sides (North and South) is currently in "redevelopment." I would like to see Sahara Avenue develop into beautiful buildings with a mix of retail shops, office space and condos. I do not believe that a 98 foot tall silo looking tower is the new image that Sahara Avenue deserves or needs to beautify the street. This type of single use building should be placed in an industrial area where the design, noise and parking can be properly accommodated.

If built this location if successful over the years more customers mean more parking. How do they expand with 50,000 cars a day passing? More cars will stop to at least get information from them.

The two variance numbers are SDR-22017 and VAR-22018. The applicant is Gary Speer and the property owner is Jack J. Ross Family Trust.

They are proposing to put a 12,452 sq ft building with a 98 foot tower for a sky diving simulation on 0.39 of an acre.

The variances are asking for the following changes:

- #1 To allow 28 parking spaces where 63 spaces are the minimum number required.
- #2 Waivers of the perimeter landscaping to be 5 feet on the south side where 15 feet is required. Zero feet on the north, east and west property lines where eight feet is required.
- #3 To build a 98 foot tall tower where only 58 feet is allowed.

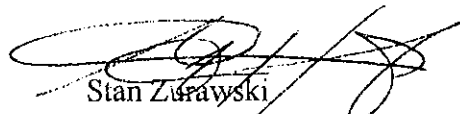
The waiver of the landscaping setbacks is simply a way of stealing more land to try to put the 28 parking spaces on. If they didn't do this the project would be lucky to have enough space for 15 parking spaces, since the 12,452 sq. ft. recreational facility itself takes up most of the available space, instead of 63 spaces that are normally required. This lack of setbacks also significantly increases the risk of any fire in their facility spreading to their immediate neighbors.

I have enclosed an envelope so you may send your "I OPPOSE this request" to the City of Las Vegas Planning Commission.

Please support me and our surrounding business neighbors and homes by being heard at this meeting and sending in your much needed opposition vote.

Enclosed please find all city generated documents.

Thank you,



Stan Zurawski  
Owner, Nevada Coin Mart Property

VAR 22018 Item # 25-26 7-26-07  
SDR 22017

To: Doug Rankin and the Planning Commission  
From: Michael Hanratty, President of  
Southridge Neighborhood Association

In regards to the Body Flying Applications.  
Beverly Green/Southridge Neighborhood Plan  
Existing Land Use - Page 40:

"Any amusement ride proposed for the  
area east of Las Vegas Blvd. and within this  
Neighborhood Plan's boundaries will be no  
higher than 50 feet from the natural  
grade of the ground."

Also two of the existing property owners  
which surround the site are opposed to  
this venture.

Right now the Sahara corridor for the  
most part looks depleted and needs to  
be ~~redeveloped~~ redeveloped. There  
has been talk of creating high rise  
developments. At some point we may want  
to amend the ~~height restrictions~~ height  
restrictions on the Sahara corridor so that  
the proper developments may be created.

Sincerely,

MICHAEL HANRATTY  
Michael Hanratty