

| Building | APN         | Address              | Stories | Feet  | Use           |
|----------|-------------|----------------------|---------|-------|---------------|
| 1        | 16308510009 | 8603-8663 W. Sahara  | 1       | N/A   | Restaurant    |
| 2        | 16308510009 | 8603-8663 W. Sahara  | 1 and 2 | 34'   | Retail        |
| 3        | 16308510009 | 8603-8663 W. Sahara  | 1 and 2 | 34'   | Office/Retail |
| 4        | 16308510009 | 8603-8663 W. Sahara  | 1       | N/A   | Restaurant    |
| 5        | 16308510009 | 2535-2555 S. Durango | 1 and 2 | 34'   | Office/Retail |
| 6        | 16308510010 | 8669 W. Sahara       | 3       | 44'   | Hotel         |
| 7        | 16308510006 | 8671 W. Sahara       | 1       | N/A   | Restaurant    |
| 8        | 16308510004 | 8699 W. Sahara       | 1       | N/A   | Restaurant    |
| 9        | 16308510034 | 8685 W. Sahara       | 2       | 36'   | Restaurant    |
| 10       | 16308510037 | 8687 W. Sahara       | 2       | 36'   | Office        |
| 11       | 16308510036 | 8689 W. Sahara       | 2       | 36'   | Office        |
| 12       | 16308510028 | 8683 W. Sahara       | 2       | 36'   | Office        |
| 13       | 16308510024 | 8681 W. Sahara       | 2       | 36'   | Office        |
| 14       | 16308510035 | 8691 W. Sahara       | 2       | 36'   | Office        |
| 15       | 16308502003 | 2600 Lake Sahara     | 1       | N/A   | Day Care      |
| 16       | 16308502010 | 2650 Lake Sahara     | 2       | 32'   | Office        |
| 17       | 16308502011 | 2620 Lake Sahara     | 2       | 43'   | Assist Living |
| 18       | 16308502002 | 2750 Lake Sahara     | 1       | N/A   | Day Care      |
| 19       | 16308601002 | 2760 Lake Sahara     | 1       | N/A   | Office        |
| 20       | 16308601002 | 2764 Lake Sahara     | 1       | N/A   | Office        |
| 21       | 16308613001 | 2905 Lake East       | 1       | N/A   | Office/Retail |
| 22       | 16308613001 | 2915 Lake East       | 1       | N/A   | Office/Retail |
| 23       | 16308601003 | 2939 Lake East       | 1       | N/A   | Office/Retail |
| 24       | 16308601004 | 2949 Lake East       | 1       | N/A   | Mini-Storage  |
| 25       | 16308501003 | 8725 W. Sahara       | 2       | 33.5' | Office        |
| 26       | 16308501003 | 2720 Crystal Water   | 1       | N/A   | Day Care      |
| 27       | 16308501002 | 8701 W. Sahara       | 1       | N/A   | Bank          |

| APN #       | Address                 | Stories | Feet        | Use           |
|-------------|-------------------------|---------|-------------|---------------|
| 16305410031 | 9132 W. Sahara          | 1       | 34'         | Retail        |
| 16305410004 | 9002 W. Sahara          | 1       | 34'         | Retail        |
| 16306816017 | 9320 W. Sahara          | 1       | 31'         | Office        |
| 16306816013 | 9310 W. Sahara          |         |             |               |
| 16306816007 | 9300 W. Sahara          | 1       | 29'         | Retail        |
| 16306816019 | 9330 W. Sahara          | 2       | 42'         | Office/Retail |
| 16306816027 | 9440 W. Sahara          | 2       | 45' 6"      | Office/Retail |
| 16306816038 | 9430 W. Sahara          | 2       | 38' 8"      | Office/Retail |
| 16306816037 | 9410 W. Sahara          | 1       | 28'         | Retail        |
| 16306816036 | 9400 W. Sahara          | 1       | 82' (43' 1" | Theater       |
| 16306816034 | 9340 W. Sahara          | 2       | 40' 8"      | Office/Retail |
| 16306816011 | 2201 Fort Apache        | 2       | 35'         | Restaurant    |
| 16306816021 | 9570 W. Sahara          | 3       | 39'         | Hotel         |
| 16306816025 | 9560 W. Sahara          |         |             |               |
| 16306810002 | 9600 W. Sahara          | 2       | 61'         | Library       |
| 16306610001 | 9601 Red Hills          | 1       | 29' 6"      | School        |
| 16306111008 | 9775-9991 W. Charleston | 1       | 40'         | Retail        |
| 16306111007 | 9991 W. Charleston      | 1       | 29'         | Retail        |
| 16306111009 | 9705 W. Charleston      | 1       | 41'         | Retail        |
| 16306510002 | 9499 W. Charleston      | 2       | 37'         | Office        |
| 16305101002 | 8825-8975 W. Charleston | 1       |             | Retail        |
| 16305101002 | 1100 Fort Apache        |         |             |               |
| 16305517005 | 8671 W. Charleston      | 1       | 39'         | Retail        |
| 16305517004 | 8689 W. Charleston      | 1       | 39'         | Retail        |
| 16305517003 | 8633 W. Charleston      | 1       | 27'         | Retail        |
| 16305517007 | 8621 W. Charleston      | 1       | 32' 4"      | Retail        |
| 16305502001 | 8751 W. Charleston      | 2       | 45'         | Office/Retail |
| 16305116005 | 1205-1225 Fort Apache   | 2       | 39' 6"      | Office/Retail |

| APN         | Address                 | Stories | Height        | Use           |
|-------------|-------------------------|---------|---------------|---------------|
| 16308510009 | 8603-8663 W. Sahara     | 1 and 2 | 34'           | Retail        |
| 16308510009 | 8603-8663 W. Sahara     | 1 and 2 | 34'           | Office/Retail |
| 16308510009 | 2535-2555 S. Durango    | 1 and 2 | 34'           | Office/Retail |
| 16308510010 | 8669 W. Sahara          |         | 3 44'         | Hotel         |
| 16308510034 | 8685 W. Sahara          |         | 2 36'         | Restaurant    |
| 16308510037 | 8687 W. Sahara          |         | 2 36'         | Office        |
| 16308510036 | 8689 W. Sahara          |         | 2 36'         | Office        |
| 16308510028 | 8683 W. Sahara          |         | 2 36'         | Office        |
| 16308510024 | 8681 W. Sahara          |         | 2 36'         | Office        |
| 16308510035 | 8691 W. Sahara          |         | 2 36'         | Office        |
| 16308502010 | 2650 Lake Sahara        |         | 2 32'         | Office        |
| 16308502011 | 2620 Lake Sahara        |         | 2 43'         | Assist Living |
| 16308501003 | 8725 W. Sahara          |         | 2 33.5'       | Office        |
| 16305410031 | 9132 W. Sahara          |         | 1 34'         | Retail        |
| 16305410004 | 9002 W. Sahara          |         | 1 34'         | Retail        |
| 16306816017 | 9320 W. Sahara          |         | 1 31'         | Office        |
| 16306816019 | 9330 W. Sahara          |         | 2 42'         | Office/Retail |
| 16306816027 | 9440 W. Sahara          |         | 2 45' 6"      | Office/Retail |
| 16306816038 | 9430 W. Sahara          |         | 2 38' 8"      | Office/Retail |
| 16306816036 | 9400 W. Sahara          |         | 1 82' (43' 1" | Theater       |
| 16306816034 | 9340 W. Sahara          |         | 2 40' 8"      | Office/Retail |
| 16306816011 | 2201 Fort Apache        |         | 2 35'         | Restaurant    |
| 16306816021 | 9570 W. Sahara          |         | 3 39'         | Hotel         |
| 16306810002 | 9600 W. Sahara          |         | 2 61'         | Library       |
| 16306111008 | 9775-9991 W. Charleston |         | 1 40'         | Retail        |
| 16306111009 | 9705 W. Charleston      |         | 1 41'         | Retail        |
| 16306510002 | 9499 W. Charleston      |         | 2 37'         | Office        |
| 16305517005 | 8671 W. Charleston      |         | 1 39'         | Retail        |
| 16305517004 | 8689 W. Charleston      |         | 1 39'         | Retail        |
| 16305517007 | 8621 W. Charleston      |         | 1 32' 4"      | Retail        |
| 16305502001 | 8751 W. Charleston      |         | 2 45'         | Office/Retail |
| 16305116005 | 1205-1225 Fort Apache   |         | 2 39' 6"      | Office/Retail |



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August 29, 2007

2007 SEP -4 P 4: 01

Councilman Steve Wolfson  
 City of Las Vegas  
 400 East Stewart Avenue  
 Las Vegas, Nevada 89101

*Protest*

Dear Councilman Wolfson,

We would first like to thank the Las Vegas City Council for the past support the West Sahara Community Association has received in maintaining the character of the community. Without open dialogue and support, the community is likely to have deteriorated during the rapid growth of the Las Vegas Valley. It is with this in mind and heart that the West Sahara Community Association Board of Directors opposes the construction of a 5-story building in our Community.

The original intent when ground was broken on our community 22-years ago was to have a mixed-use community with residential and commercial buildings that were no more than two stories. Unfortunately, C1 zoning has no such restrictions. Therefore, once the height barrier is broken, there is nothing to prevent C1 properties from exceeding 5 stories or more without a variance. This means that tall buildings in and surrounding the Lakes Subdivision could be placed on the Council consent agenda and easily approved without having appropriate input or discussion from the residents in the neighborhoods. This would change the look of our 22-year old community. The feeling and character of this Las Vegas neighborhood would forever be lost.

There are five Board Members representing the West Sahara Community Association. The association has 2,208 residential units, 62 commercial units and two apartment complexes. Though the association is comfortable with the square-footage proposed, we are opposed to the building's height. As previously stated, the proposed building would be incompatible with the character of our community for the following reasons:

1. There are no buildings in our community that are over two stories tall.
2. The closest five-story or higher building along Sahara is over six miles away and located on an Interstate Highway (Palace Station).
3. The building would not be located on a major thoroughfare such as Sahara Avenue. Instead it would be situated within our community, on an interior street, and looming over many of our residences.
4. The nearest building above four stories is over three miles away on Alta at Charleston, and is far away from residential areas.
5. The architecture and appearance of our 22-year-old community is totally inconsistent with a high-rise building.
6. The proposed building with underground parking would occupy only 19% of the parcel, the rest being used for surface parking. The same square footage could easily be accommodated by a two-story building and still stay under the 50% maximum lot coverage. There would be no loss of parking because underground parking would replace surface parking in the expanded area.
7. And most importantly, at several homeowner meetings the residents of our community have overwhelmingly expressed their strong opposition to this proposal.

**Corporate Office** | 1515 E. Tropicana Ave., Suite 350 A Las Vegas, Nevada 89119 Telephone 702.795.3344 Fax 702.795.3346

**West Las Vegas Office** | 8685 W. Sahara, Suite 200 Las Vegas, Nevada 89117 Telephone 702.795.3344 Fax 702.933.4876

Web [www.benchmarkproperties.net](http://www.benchmarkproperties.net)

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Submitted after final agenda

Date 9-04-07 Item 151



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Councilman Steve Wolfson  
August 29, 2007  
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We are not opposed to development in our community and do not take umbrage to an office complex having the proposed square footage. We welcome it. However, we believe a five-story building would forever change the character of our community and we therefore oppose the current plan.

We wish to be good neighbors and hope the developer feels the same. We stand ready to work with the applicant in the spirit of cooperation.

Respectfully,

The West Sahara Community Association Board of Directors:

Eric Lundgaard, President  
June Brooks, Vice President  
Sharon Silva, Secretary/Treasurer  
Lisa Wetzel, Director  
Bob Ranfone, Director

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2007 SEP -4 P 4: 01

Protest

Councilman Stephen Wolfson  
City of Las Vegas City Hall  
400 Stewart Street  
Las Vegas, Nevada 89101

29 August 2007

Re: SDR-22258  
Request for a Five Story Building

Dear Councilman Wolfson,

The eight members of the Board of Directors of the Canyon Gate Master Association are unanimously opposed to the proposed development of an 81 foot high office building across Sahara Avenue on Lake Sahara Drive immediately south of our main entrance. Many of the over 500 homeowners we represent have written, telephoned, and emailed us to express their opposition. We have received no comments from homeowners in favor of the project as proposed.

Several Board Members have met with the Developer and spoken at the Las Vegas Planning Commission meetings on this subject. Some residents have attended a neighborhood meeting sponsored by the Developer as well. Our objection is not toward the development of an office building but rather the specific height of the proposed building. The proposed five story 81 foot high building would be an incompatible structure among other commercial and residential buildings in this area.

We believe compatibility of design height is critical in establishing a harmonious community. The design guidelines for homes in Canyon Gate specify a height limit of 35 feet. All proposed structures are reviewed by our Architectural Review Committee to assure compliance. In twenty years only one variance was approved among greater than 500 residences and that for only a few feet because of exceptional circumstances. We are aware of no such exceptional circumstances for this project.

Submitted after final agenda

Date 9-04-07 Item 151

**BARBARA K. CEGAVSKE**

SENATOR  
Clark No. 8



**DISTRICT OFFICE:**  
6465 Laredo Street  
Las Vegas, Nevada 89146-5272  
Office: (702) 873-0711  
Fax No.: (702) 222-9909  
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**COMMITTEES:**

*Chair*

Legislative Operations and Elections

*Vice Chair*

Human Resources and Education

*Member*

Finance

# State of Nevada Senate

August 28, 2007

**LEGISLATIVE BUILDING:**  
401 S. Carson Street  
Carson City, Nevada 89701-4747  
Office: (775) 684-1445 or 684-1401  
Fax No.: (775) 684-6522  
www.leg.state.nv.us

Councilman Steve Wolfson  
Las Vegas City Council  
400 Stewart Avenue  
Las Vegas, Nevada 89101-2913

Dear Councilman Wolfson:

I write this letter in reference to the proposed five-story building that may be constructed on Lake Sahara Drive within The Lakes community in Las Vegas. It is my understanding the residents have expressed strong opposition to this proposal due to the building height, although they support the office complex itself.

When this item comes before you and the Las Vegas City Council for consideration, please keep an open mind as you listen to The Lakes' residents voice their opinions and concerns about this building proposal. Residents worry that the beauty of their secluded community, which encompasses a private lake, panoramic views, two parks, numerous bike paths, and over 30 acres of beautiful landscaping, will be jeopardized.

As we all know, growth and development are an integral part of Las Vegas, but it is important that we, as elected officials, strive to balance those elements with quality of life and environmental issues within our communities.

Please give your full and serious consideration to the concerns of The Lakes' residents, as you examine this business proposal. Thank you for your attention in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Barbara K. Cegavske".

Barbara K. Cegavske  
Nevada State Senator

BKC/jm:W79381

Submitted after final agenda

Date 9-04-07 Item 151

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The 1000+ residents in Canyon Gate are also concerned that construction of this building as proposed would open up the possibility for other Developers to propose similar projects nearby, even perhaps by demolishing present structures and reconstructing. We note that our golf course community has land use restrictions in place that preclude ever changing the golf course to other uses. We wish to preserve the desirability of the entire area as one associated with a high quality of life. We all appreciate that the feel of our community within the City of Las Vegas is partly due to the openness of the vistas around us.

In summary, the Board of Directors unanimously voted to seek compromise with the Developer and authorized the Board President to work jointly with the Lakes Association. We proposed that the project height be compatible with the sea level height of the Citibank building. Unfortunately the Developer appears to have rejected this compromise and is proceeding with plans to seek approval of his original design.

We have alerted all residents to this issue and encouraged them to attend the upcoming Las Vegas City Council meeting.

Sincerely,



Dr. Richard Ziskind, President  
Canyon Gate Master Association

CC: Mr. Larry Harala  
All Canyon Gate Board Members

Bernard Andrews  
Mary Campbell  
Kievan Zohner  
Frank Kopcha  
Jay Hazan  
Paul Shore  
Steven Weckel

Mr. Greg Toussant