



**Associa®**  
**Benchmark Association Services**

August 31, 2007

Councilman Steve Wolfson  
City of Las Vegas  
400 East Stewart Ave.  
Las Vegas, NV 89101

---

Dear Councilman Wolfson,

We would first like to thank the *City of Las Vegas* for its ongoing support in maintaining the character of The Lakes community. Without the open dialogue and support the City has offered, The Lakes might well have deteriorated as a result of Las Vegas' rapid growth.

The five members of *The Lakes Association* board of directors represent the interests of 301 property owners (over 600 residents) who live immediately south of the property where the 5-story building is proposed (SDR-22258). We have sent out letters to all owners requesting their input on the issue and we held a meeting of interested members. To date none of our residents have contacted the Association to express support for SDR-2258. On the contrary; in meetings, phone calls and emails our residents have overwhelmingly expressed their opposition to the project as currently proposed. Our residents have met with the developer's representatives on three separate occasions. They have also attended two meetings of the Planning Commission to express their opposition.

We want to be good neighbors. In an effort to reach a reasonable compromise, members of *The Lakes Association* and *Canyon Gate Master Association* boards of directors requested a meeting with the applicant. After several offers, an applicant's representative finally accepted.

At the meeting, we expressed our willingness to work with them in order to reach a compromise that both sides could support. We told them we are not opposed to the square footage of the project, only the height. We told them we were not stuck on the number of stories, but again only the height. The existing Citibank building is the best yardstick in our now 22-year-old community because there is nothing taller than Citibank, not only in our community but for miles around. Since the elevation of the lot on which the proposed building would be placed is somewhat lower than that of the Citibank building, we suggested that they could easily design a 3-story building having a roofline no higher in absolute altitude than the Citibank building. We are very disappointed that the applicant's representatives rejected our offer out of hand.

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).

Submitted at City Council  
Date 9/5/2007 Item 151

**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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# Associa®

## Benchmark Association Services

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. By proposing such a tall building on such a small footprint, the applicant fails to fully exploit the large land parcel they purchased. Instead, they are exploiting our residents' quality of life and the recreational character of The Lakes community.
8. And most importantly, the residents of our community have overwhelmingly expressed their strong opposition to this proposal.

We are not unreasonable people. We are not opposed to development in our community and are not against an office complex with the proposed square footage. In fact we would welcome it. However, a five-story building would be totally incongruous with everything else in The Lakes area and it would forever change the character of our community.

We therefore oppose the current plan and ask your support by denying the applicant's request.

Respectfully,

Patricia A Rosia, CAM, CMCA  
President and CEO, Benchmark Association Services

On behalf of:

The Lakes Association Board of Directors:

Greg Toussaint, President  
Burton Steinberg, Vice President  
Willem Venter, Secretary & Treasurer  
Harry Kallick, Director  
Patrick Murphy, Director

**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)

August 29, 2007

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

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

Submitted at City Council

Date 9/5/07 Item 121

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.

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

**ERVEN T. NELSON**  
**2809 High Sail Court**  
**Las Vegas, NV 89117**

September 5, 2007

**VIA HAND DELIVERY**

Mayor Oscar Goodman  
Members of the Las Vegas City Council  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, NV 89101

Re: City Council Meeting: September 5, 2007  
Agenda Item: No. 151, SDR 22258  
Applicant: Investment Equity Development  
Owner: Margel, LLC

Your Honor, Ladies and Gentlemen:

Recently, I sent a letter to you dated August 31, 2007, a copy of which is attached for your reference (the "August 31 Letter"). Because the August 31 Letter was printed on my law firm's stationery, it appears that I sent it as a lawyer. Actually, I do not represent any client in this matter and I apologize for conveying the wrong impression. I am writing this to correct any misapprehensions, and to inform you that the August 31 Letter should be regarded as coming from me **as a homeowner** in The Lakes community in the City of Las Vegas. I hereby reiterate and incorporate by reference all of the comments I made in the August 31 Letter.

Additionally, attached are two (2) pages of a petition with original signatures I personally collected last night from individuals living in the gated community known as Lakes Estates, which is located immediately south of the Citibank building across Lake North Drive. We all object to the height of the proposed five-story building, and request that its elevation be limited to the same elevation above sea level of the Citibank building, which I believe is approximately thirty-four (34) feet above ground level. Since the developer is proposing to use only 19% of lot coverage for the building footprint and 50% is available under the Las Vegas Municipal Code (the "Code"), the developer could double the footprint, cut the height in half and achieve the same square footage. The developer would sustain no harm, and the nearby residents would be satisfied as to the height (although many of us also object to the overall mass of the building). This compromise,

Submitted at City Council  
Date 9/5/07 Item 151

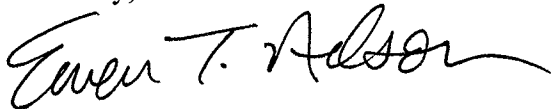
Mayor Oscar Goodman  
September 5, 2007  
Page 2

although rejected by the developer in a neighborhood meeting, would be reasonable to all concerned parties. *See, Enterprise Citizens Action Committee v. Clark County Board of Commissions*, 918 P.2d 305 (Nev. 1996) (the property owner has a burden to prove that not granting its request would deprive it of all beneficial use of the land, make it impossible to realize a reasonable return on the property, or render the land virtually useless).

Finally, I urge you to consider the vast outpouring of public opinion against the proposed building due to its height and mass which are “unsightly, undesirable [and] obnoxious in appearance,” are not “harmonious and compatible with development in the area...” and accordingly violate Section 19.18.050 of the Code. *See also, Stratosphere Gaming Corporation v. City of Las Vegas*, 96 P.3d 756, 760 (Nev. 2004) (a local government may weigh public opinion in making a land use decision; substantial and specific public opposition could constitute “substantial evidence” to support a decision to deny a land use request).

Kindly do not approve SDR 22258. Thank you.

Sincerely,



Erven T. Nelson

Enclosures

C: City Clerk (with enclosures)

enelson@bolickboyer.com

August 31, 2007

Via email [swolfson@lasvegasnevada.gov](mailto:swolfson@lasvegasnevada.gov)  
and First Class Mail

Councilman Steve Wolfson  
Ward 2  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, NV 89101

Re: City Council Meeting: September 5, 2007  
Agenda Item No. 151  
Applicant: Investment Equity Development  
Owner: Margel, LLC

Dear Councilman Wolfson:

Thank you for meeting with Greg and Donna Toussaint and the rest of us in your offices earlier this week to discuss the above referenced item.

My wife, Lisa, our children and I live at 2809 High Sail Court, in a gated community known as Lakes Estates located adjacent to the tennis courts on the southeast corner of Lake North and Crystal Water Way. We, along with all of our neighbors in Lakes Estates to whom I have spoken, are opposed to the proposed five-story commercial building on Lake Sahara between Sahara Avenue and Lake North. Our biggest concerns are the height of the building and the traffic.

**I. Agenda Memo**

We have concerns with the Agenda Memo prepared by the Staff of the City: Condition No. 1 refers to "Conformance to the conditions of Rezoning (Z-0054-84)." Have those conditions been met? Condition No. 14 was added by the Planning Commission: "This is the only building on the lot." To the contrary, we feel that it would be preferable to have a couple of two-story buildings than the proposed five-story building. Condition No. 24 says: "Site development to comply with all applicable conditions of approval for Citibank commercial subdivision map and all other applicable site related actions." What are those, and have they been met?

In the Staff Report under Background Information, reference is made to a transcript of a meeting on August 9, 1984 and Staff's opinion that nothing limits the height of buildings on the site. Could we have a copy of the transcript? The Report states that a neighborhood meeting was neither required nor held. Actually, a neighborhood meeting was held after the first Planning Commission hearing and the homeowners overwhelmingly requested a height reduction.

According to the Analysis section under Site Plan, the "building footprint provides total lot coverage of 19% where 50% is allowed." This supports our contention that there is no need for a five-story building since the site can accommodate more two-story buildings and achieve the same square footage. In the same section under Floor Plan, reference is made to a subterranean parking garage. We are very concerned that any blasting or hoe ramming could damage the physical and geological integrity of the lake, resulting in (i) an expense to the community to make any needed repairs, (ii) a diminution in property values and (iii) a health hazard.

We disagree with the Findings presented on pages 5 and 6. Finding No. 1 states that the "proposed five-story office building is compatible with the surrounding office buildings." Compatibility will be discussed, below. Finding No. 2 states that the "proposed office use... is in context with the surrounding office buildings..." One five-story building in the midst of many two story buildings is hardly "in context." Finding No. 5 states that the "applicant has controlled the massing of the five-story structure by providing off-set elevations with occasional balconies occurring at each level." The off-set elevations and balconies do not ameliorate the disparities of a building that would be nearly three times the height of any other building for several miles. A sore thumb with a little nail polish is still a sore thumb. Finding No. 6 boldly states that "Adequate measures have been taken in the design of the site to protect the public health, safety and general welfare," but is unsupported and unexplained.

## **II. Las Vegas Zoning Code**

Las Vegas Zoning Code, Chapter 19.08.020 provides as follows:

### **INTENT OF DEVELOPMENT STANDARDS**

The intent of establishing standards for development is:

- A. To ensure that new development will not negatively impact the use and enjoyment of adjacent and neighboring properties;
- B. To ensure that new development will contribute to the overall attractiveness of the City;
- C. To increase design compatibility between abutting properties and land uses;

- D. To reinforce a sense of community and to preserve the integrity of neighborhoods and places of business; and
- E. To reduce unsightly views.

The word "compatibility" is not defined in the Zoning Code. Counsel for the Developer testified to the Planning Commission that "compatibility" refers only to the nature of the use of the building, not its size. His assertion is refuted, however, by the following language appearing in Chapter 19.08.050.D.a:

- ii. Buildings should be compatible with the scale of development allowed by the applicable land uses for the surrounding area as established at the time of application, and should be sited and designed to provide a sensitive transition to nearby, less intensive areas.

As used in the quoted subsection, "compatible" does not refer to the use of a proposed building, but to its "scale of development." The proposed building fails the test set forth in the subsection. The next subsection provides additional guidance, along with ways to mitigate "adverse impacts."

- iii. Projects on the edges of zoning districts should be developed in a manner that minimizes the adverse impacts resulting from incongruous height, bulk and scale of large buildings. Alternatives to mitigate such impacts include, but are not limited to, siting and design, additional building setbacks or stepping back of upper floors, and the actual physical reduction of the height, bulk and scale of a project. (Emphasis supplied.)

We submit that the height, bulk and scale of the project should be reduced.

Section 19.18.050 deals with site development plans and provides as follows:

**E. Criteria for Review of Site Development Plans**

The review of Site Development Plans is intended to ensure that:

- 1. The proposed development is compatible with adjacent development and development in the area;

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare. (Emphasis supplied.)

The proposed building fails to meet several of these standards. It is not "compatible with adjacent development" (all of which is two-story or less) and "development in the area" (up and down Sahara Avenue for a number of miles)". It would "negatively impact adjacent roadways" and "neighborhood traffic." Lake Sahara is a short, lightly used street. You have already heard from numerous homeowners that, due to its excessive height, the proposed building is "unsightly, undesirable or obnoxious in appearance," would not "create an orderly and aesthetically pleasing environment" and is not "harmonious and compatible with development in the area." The term "harmonious" is not defined in the Code, but the term "harmonious relationship" is defined as meaning "the design, arrangement and location of buildings or other created or natural elements of the urban environment that are sufficiently consistent in design, scale, height, color, character and siting with other buildings, or created or natural elements in the area so as to avoid abrupt or severe differences or incompatibilities." Section 19.20.020 (emphasis supplied). There are no "other buildings, or created or natural elements in the area" which would be "consistent in design, scale, height, color character [or] siting" to the proposed building. It would provide a stark, unmitigated contrast to existing buildings.

### **III. Conclusion.**

We request that any building on the proposed site be limited in height to 35 feet, which is the approximate height of the Citibank Credit Card processing center. As you know, that building has been in existence for approximately 20 years and has set the tone for all surrounding commercial buildings. My understanding is that the nearest commercial office buildings which may be taller than the Citibank building are more than three miles away. The nearest building on

Councilman Steve Wolfson  
August 31, 2007  
Page Five

Sahara taller than the proposed five-story building would be the US Bank Building on Sahara and Rancho. The proposed five-story building would not only be a giant "sore thumb" but would also set a dangerous precedent for The Lakes area.

Please forward our concerns to Mayor Goodman and other members of the City Council. Thank you.

Sincerely,

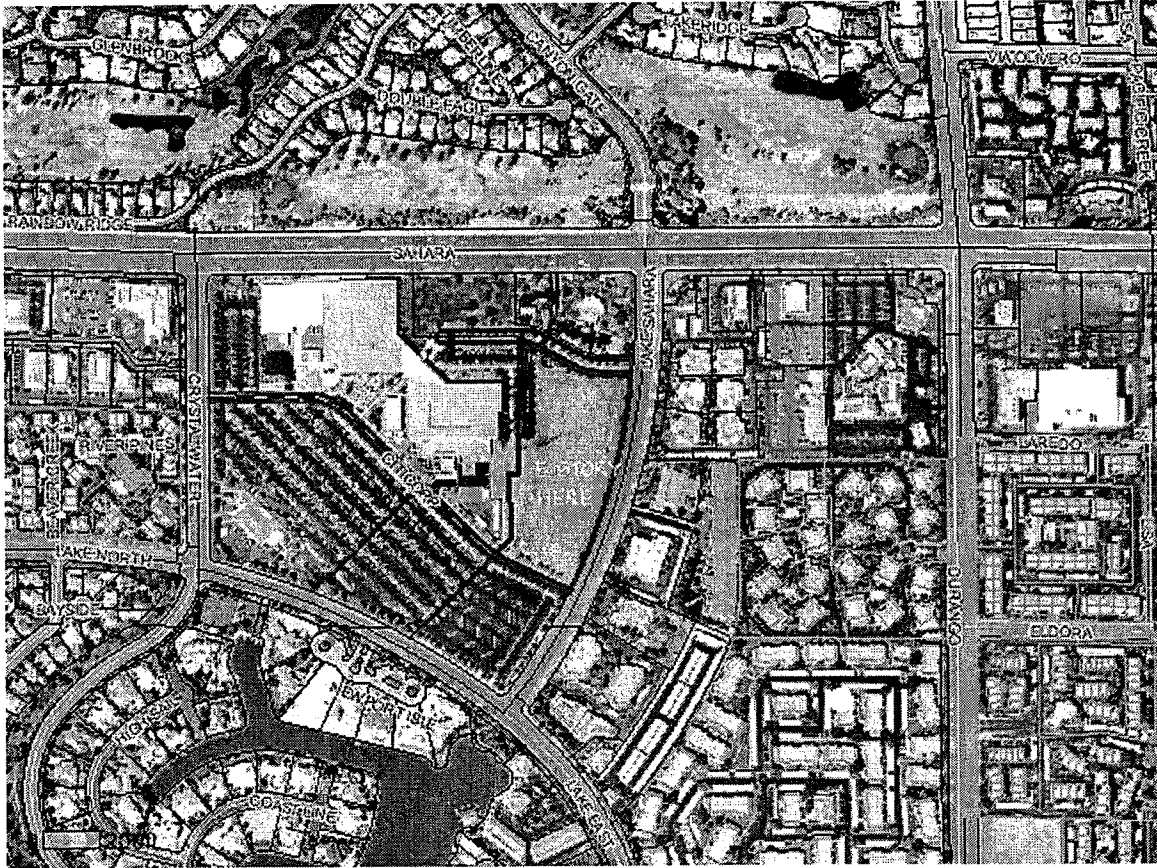
BOLICK & BOYER

A handwritten signature in black ink that reads "Erven T. Nelson". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Erven T. Nelson

ETN:sg

I object to the proposed building of a 5 story, 81 foot high office building on the parcel APN 163-08-513-003. The proposed site is on Lake Sahara Dr.+ between Sahara Ave. and Lake East Dr. As proposed the building is not compatible with the surrounding office buildings and with "The Lakes" master planned area. I would support an office building on this site no higher than the adjacent Citibank office building.



NAME	ADDRESS
1. Joe Hernandez	2812 High Sail Ct, 89117
2. Jason Chen	2808 High Sail Ct. 89117.
3. Tamara Fletcher	2813 High Sail CRT. 89117
4. Craig Fletcher	2813 High Sail 89117
5. Mikell Gohren	2813 High Sail Ct 89117
6. Paul M Zappa	2821- High Sail Ct. LV, 89117
7. Gemma Zappa	2821 High Sail of LV 89117
8. Godfrredo AUGUSTERO	2821 High sail of LV 89117
9. Gely Augusto	2821 High sail of LV 89117
10. M. Velker	2829 High Sail Ct. LV 89117

I object to the proposed building of a 5 story, 81 foot high office building on the parcel APN 163-08-513-003. The proposed site is on Lake Sahara Dr.+ between Sahara Ave. and Lake East Dr. As proposed the building is not compatible with the surrounding office buildings and with "The Lakes" master planned area. I would support an office building on this site no higher than the adjacent Citibank office building.



NAME	ADDRESS
1. <i>Jancy Murphy</i>	2877 High Sail Court
2. <i>[Signature]</i>	2816 Coast Line Ct
3. <i>S.P. [Signature]</i>	2821 Coast Line Ct.
4. <i>Everett Nelson</i>	2809 High Sail Court
5. <i>[Signature]</i>	2809 High Sail Ct
6. <i>Peggy Nelson</i>	2809 High Sail Court.
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____



COUNCILMAN STEVE WOLSON

Sir,

High rises should be expected in a "DOWNTOWN" type area but restricted from any area famed for luxury living in a family friendly environment. The Lakes on West Sahara has been managed extremely well in the last 10 years, and NO big money company should be allotted any opportunity to disrupt the peace and residential friendly atmosphere that has been so famously established. PERIOD.

We, as The Lakes residents pride ourselves of the quality and the value of our location and lifestyle. The view we have is priceless and a rarity in our ever growing city.

Our area is a GEMSTONE IN THE HEART OF LAS VEGAS and SHOULD NOT BE COMMERCIALIZED WHATSOEVER.

PLEASE LET US KEEP IT THAT WAY.

Yours Sincerely,

Diana Dencker



Owner of 3000 Beach View Court

Attn: COUNCILMAN STEVE WOLSON

SIR,

I, Dr. Gabriel Cacuci as THE TRSTEE for Diana Dencker, the owner of 3000 Beach View Court at The Lakes on West Sahara, we inform you that WE STRONGLY OBJECT and OPPOSE the proposed CONSTRUCTION of a 5 STORY - 81 FEET HIGHT BUILDING on Parcel APN 163-08-513 because of the following:

- 1.-The building has an extreme height and NO OTHER BUILDING IN THE WHOLE AREA HIGHER THEN 2(TWO) STORY.
- 2.-It will bring TOO MUCH ADDITIONAL TRAFIC in the Lakes RESIDENTIAL AREA, which is one of the most beautiful,tranquil, quiet LAKE COMMUNITY IN LAS VEGAS.

PLEASE HELP US TO KEEP IT THIS WAY.

We would support an office building not higher then the adjacent CITY BANK building.

Yours Sincerely,

*Gabriel Cacuci*  
 Gabriel Cacuci

# Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.  
 Date created: 9/4/2007

### Property Information

Parcel Number:	16308513003
Owner Name(s):	MARGEL L L C
Site Address:	0
Jurisdiction:	Las Vegas - 89117
Zoning Classification:	Limited Commercial District (C-1)

### Miscellaneous Information

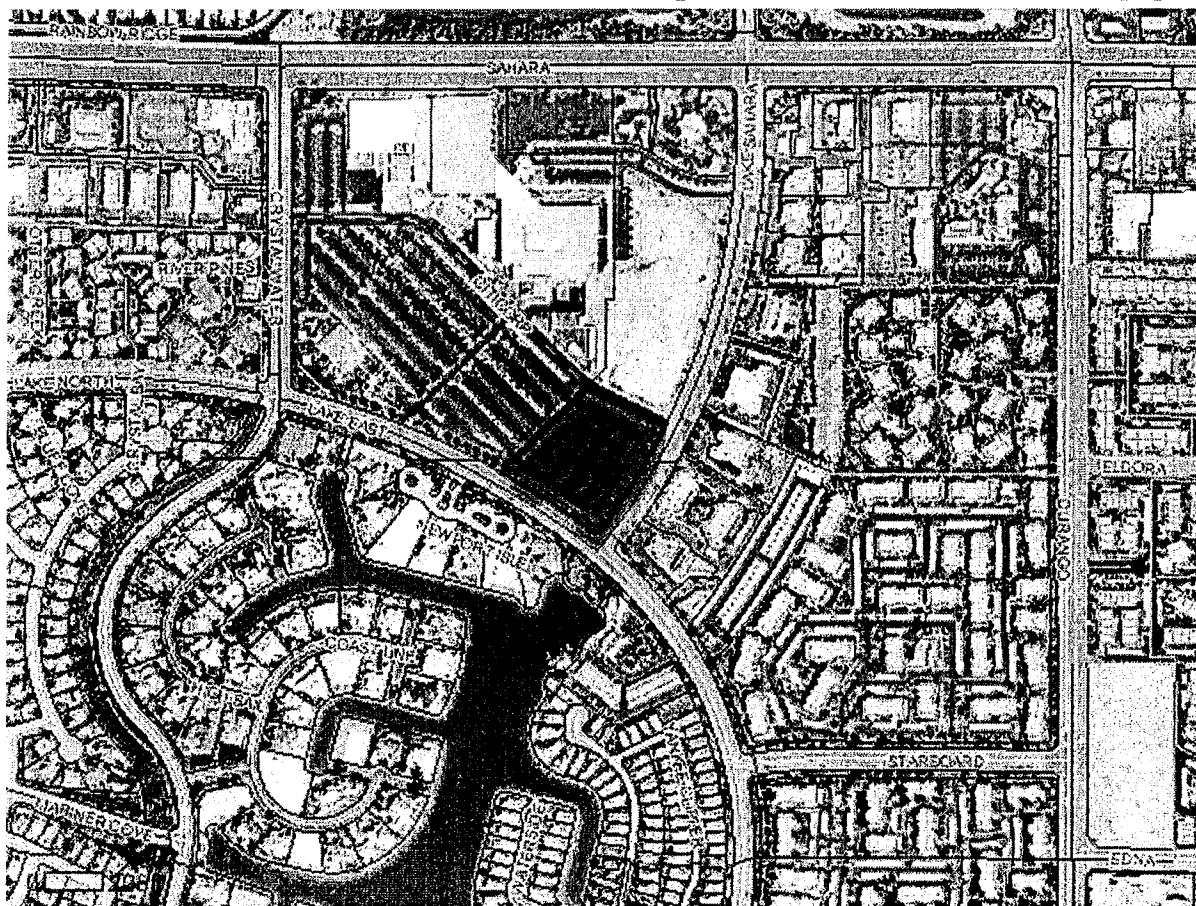
Subdivision Name:	CITIBANK		
Lot Block:	Lot 1	\$22 SF	Construction Year: 0
Last Sales Date:	09/2006		T-R-S: 21-60-08
Last Sales Price:	\$5,203,677		Census Tract: 5809
Recorded Doc Number:	2006092902792		Estimated Lot Size: 5.43 acres

### Elected Officials

Commission District:	C - CHIP MAXFIELD	City Ward:	2 - STEVE WOLFSON
U.S. Senate:	JOHN ENSIGN, HARRY REID	U.S. Congress:	03 - JON PORTER
State Senate:	8 - BARBARA K. CEGAVSKE	State Assembly:	2 - GARN MABEY
School District:	F - CAROLYN EDWARDS	University Regent:	13 - JAMES DEAN LEAVITT
Board of Education:	2 - ANTHONY RUGGIERO	Minor Civil Division:	Las Vegas Township

Submitted at City Council  
 Date 9/5/07 Item # 151

# Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.  
Date created: 9/4/2007

## Property Information

Parcel Number:	16308513004
Owner Name(s):	MARGEL L L C
Site Address:	0
Jurisdiction:	Las Vegas - 89117
Zoning Classification:	Limited Commercial District (C-1)

## Miscellaneous Information

Subdivision Name:	CITIBANK		
Lot Block:	Lot 1	\$225F	Construction Year: 2000
Last Sales Date:	09/2006		T-R-S: 21-60-08
Last Sales Price:	\$3,124,123		Census Tract: 5809
Recorded Doc Number:	2006092902793		Estimated Lot Size: 3.26 acres

## Elected Officials

Commission District: C - CHIP MAXFIELD	City Ward: 2 - STEVE WOLFSON
U.S. Senate: JOHN ENSIGN, HARRY REID	U.S. Congress: 03 - JON PORTER
State Senate: 8 - BARBARA K. CEGAVSKE	State Assembly: 2 - GARN MABEY
School District: F - CAROLYN EDWARDS	University Regent: 13 - JAMES DEAN LEAVITT
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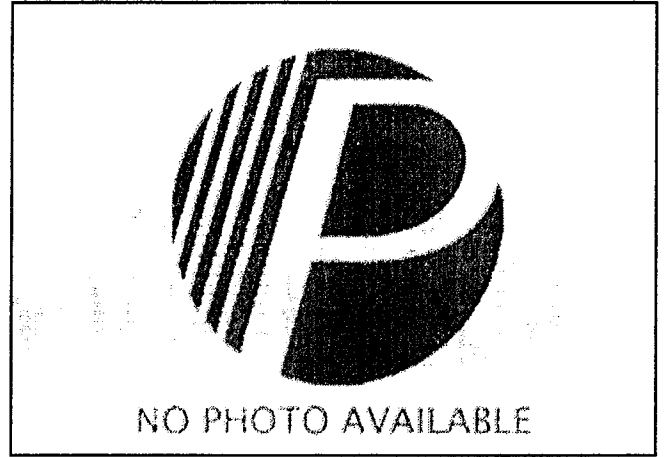
FOR SALE  
176-03-502-001,003  
I-215 and Rainbow, Las Vegas, NV 89118

Listing ID: 255948  
Prepared For: Las Vegas City Council  
Created On: September 4, 2007

**176-03-502-001,003**  
I-215 and Rainbow  
Las Vegas, NV 89118

**\$7,500,000**  
CURRENT

Co-op Commission	2.00%	Land Size	5.000 Acres
Land SF/\$ Per	217,800 / \$34.44	Cap Rate	-
Acres/\$ Per	5.00 / \$1,500,000	Vacancy	-
Property Use	Any		
Zoning	Commercial		
Parcel Number	176-03-502-001,0 03		
T, R, S	22, 60, 3		



Broker Description

Prime location. Mixed use. Frontage on I-215.

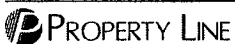
Area Description

Prime location. Mixed use. Frontage on 215.

Property Features

\* None Available

Patrick Masachi  
Onyx Realty Group  
702-734-2211 PMasachi@ONYXNV.com



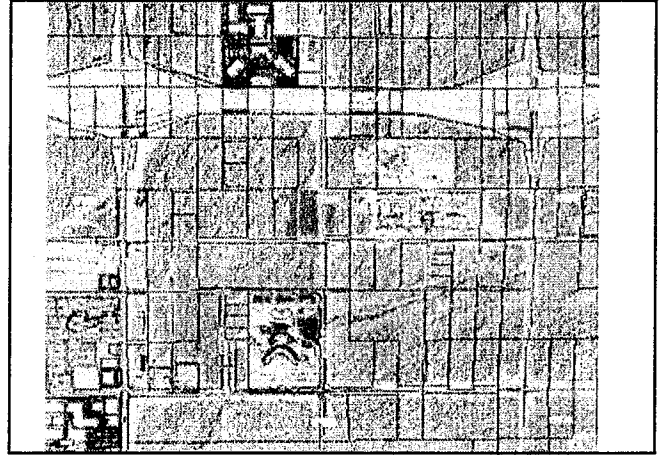
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FOR SALE  
215 & Cimarron  
17604301008, Las Vegas, NV 89113

Listing ID: 228819  
Prepared For: Las Vegas City Council  
Created On: September 4, 2007

**215 & Cimarron**  
17604301008  
Las Vegas, NV 89113

**\$6,000,000**  
CURRENT



Co-op Commission	2.00%	Land Size	5.000 Acres
Land SF/\$ Per	217,800 / \$27.55	Cap Rate	-
Acres/\$ Per	5.00 / \$1,200,000	Vacancy	-
Property Use	Any		
Zoning	R-E		
Parcel Number	17604301008		
T, R, S	- - -		

#### Broker Description

None Available

#### Area Description

Just west of the new 940,000-square-foot retail power center named Arroyo Market Square on Rainbow & Badura and the Spanish View Towers. East of the Southern Hills Hospital and just north of new St. Rose Dominican Hospital. To the south of the 215 and the new Centra office development.

#### Property Features

- \* Inside MUD-2
- \* Close proximity to St. Rose Dominican Hospital
- \* Just west of new Arroyo Market Square
- \* Easy Access to the I-215

Joe Leavitt  
Lee & Associates Commercial Real Estate Services  
702-739-6222 jleavitt@leelasvegas.com

Aaron Noe  
Lee & Associates Commercial Real Estate Services  
702-320-1345 ano@leelasvegas.com

**FOR SALE**

Lakeview Professional Park, Unit 3 D  
NWC of Lake Sahara Dr. and Lake North Dr., Las Vegas, NV 89117

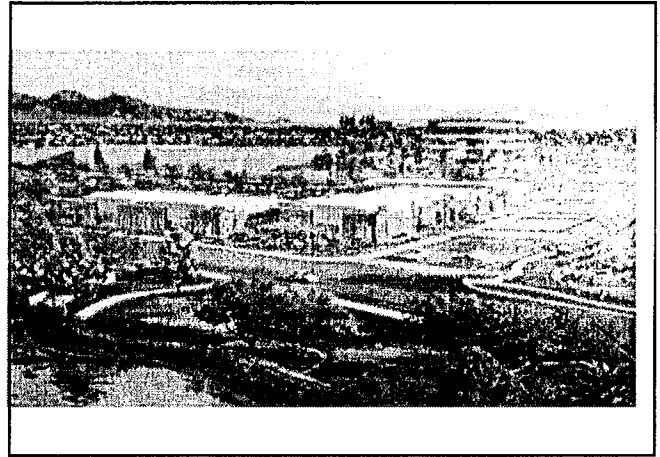
Listing ID: 234789  
Prepared For: Las Vegas City Council  
Created On: September 4, 2007

**Lakeview Professional Park, Unit 3 D**

NWC of Lake Sahara Dr. and Lake North Dr.  
Las Vegas, NV 89117

**\$1,067,500**  
CURRENT

Co-op Commission	2.50%	Land Size	-
Land SF/\$ Per	-/-	Bld SF/\$ Per	3,500 / \$305.00
Acres/\$ Per	-/-	# of Buildings	-
Property Use	Vacant Owner User	# of Units	-
Zoning	-	# of Stories	1
Parcel Number	-	Cap Rate	-
T, R, S	- , - , -	Multiplier	-
		Vacancy	-



Broker Description

Located in a tranquil setting within minutes of The Lakes, Queensridge, Canyon Gate, and Summerlin, this enclave of three elegant single-story office buildings offers professionals the opportunity to locate their businesses in an area convenient to both their homes and a desirable customer base, and in close proximity to a wide array of retail amenities and business support services.

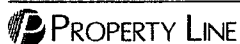
Area Description

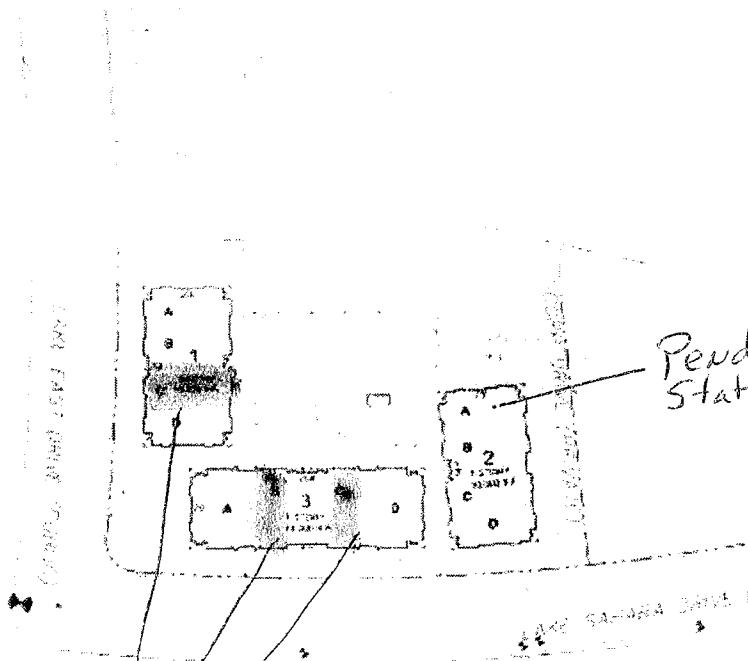
Located in a tranquil setting within minutes of The Lakes, Queensridge, Canyon Gate, and Summerlin, this enclave of three elegant single-story office buildings offers professionals the opportunity to locate their businesses in an area convenient to both their homes and a desirable customer base, and in close proximity to a wide array of retail amenities and business support services.

Property Features

- \* Units from 2,500 to 14,000 sf
- \* Common area outdoor seating overlooking the lake
- \* Retail, restaurants, banks nearby

**Bob Hommel**  
Investment Equity  
702-871-4545 bhommel@investmentequity.com





**PROJECT SUMMARY**

DATE: 06/06/06	PROJECT: LAKE SANDRA DRIVE
DESIGNER: K&K ARCHITECTS	CLIENT: LAKE SANDRA DRIVE
PROJECT NO: 06-02-06	DATE: 06/06/06
PROJECT: LAKE SANDRA DRIVE	PROJECT: LAKE SANDRA DRIVE
PROJECT: LAKE SANDRA DRIVE	PROJECT: LAKE SANDRA DRIVE

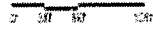
**SITE PLAN**

**K&K**  
architects

IFA



SCALE: 1" = 20'-0"



06-02-06

Status	Property Name Address City, State, Zip Code	Company Name Listing Agent Phone Number	Listing ID Last Updated
CURRENT	Lakeview Professional Park, Unit 3 D NWC of Lake Sahara Dr. and Lake North Dr. Las Vegas NV, 89117	Investment Equity Bob Hommel 702-871-4545	234789 08/20/07
<p>Located in a tranquil setting within minutes of The Lakes, Queensridge, Canyon Gate, and Summerlin, this enclave of three elegant single-story office buildings offers professionals the opportunity to locate their businesses in an area convenient to both their homes and a desirable customer base, and in close proximity to a wide array of retail amenities and business support services.</p>			
CURRENT	Lakeview Professional Park, Units 3A & B NWC of Lake Sahara Dr. and Lake North Dr. Las Vegas NV, 89117	Investment Equity Bob Hommel 702-871-4545	234787 08/20/07
<p>Located in a tranquil setting within minutes of The Lakes, Queensridge, Canyon Gate, and Summerlin, this enclave of three elegant single-story office buildings offers professionals the opportunity to locate their businesses in an area convenient to both their homes and a desirable customer base, and in close proximity to a wide array of retail amenities and business support services.</p>			
PENDING	Lakeview Professional Park, Bldg 2 NWC of Lake Sahara Dr. and Lake North Dr. Las Vegas NV, 89117	Investment Equity Bob Hommel 702-871-4545	234785 08/20/07
<p>Located in a tranquil setting within minutes of The Lakes, Queensridge, Canyon Gate, and Summerlin, this enclave of three elegant single-story office buildings offers professionals the opportunity to locate their businesses in an area convenient to both their homes and a desirable customer base, and in close proximity to a wide array of retail amenities and business support services.</p>			
PENDING	Lakeview Professional Park, Units 2 A, B & C NWC of Lake Sahara Dr. and Lake North Dr. Las Vegas NV, 89117	Investment Equity Bob Hommel 702-871-4545	234784 08/20/07
<p>Located in a tranquil setting within minutes of The Lakes, Queensridge, Canyon Gate, and Summerlin, this enclave of three elegant single-story office buildings offers professionals the opportunity to locate their businesses in an area convenient to both their homes and a desirable customer base, and in close proximity to a wide array of retail amenities and business support services.</p>			

Status	Property Name Address City State, Zip Code	Company Name Listing Agent Phone Number	Listing ID Last Updated
PENDING	Lakeview Professional Park, Units 2 A&B NWC of Lake Sahara Dr. and Lake North Dr. Las Vegas NV, 89117	Investment Equity Bob Hommel 702-871-4545	234781 08/20/07
<p>Located in a tranquil setting within minutes of The Lakes, Queensridge, Canyon Gate, and Summerlin, this enclave of three elegant single-story office buildings offers professionals the opportunity to locate their businesses in an area convenient to both their homes and a desirable customer base, and in close proximity to a wide array of retail amenities and business support services.</p>			
CURRENT	Lakeview Professional Park, Bldg 1-D NWC of Lake Sahara Dr. and Lake North Dr. Las Vegas NV, 89117	Investment Equity Bob Hommel 702-871-4545	234780 08/20/07
<p>Located in a tranquil setting within minutes of The Lakes, Queensridge, Canyon Gate, and Summerlin, this enclave of three elegant single-story office buildings offers professionals the opportunity to locate their businesses in an area convenient to both their homes and a desirable customer base, and in close proximity to a wide array of retail amenities and business support services.</p>			
CURRENT	Lakeview Professional Park, Bldg 1-B NWC of Lake Sahara Dr. and Lake North Drive Las Vegas NV, 89117	Investment Equity Bob Hommel 702-871-4545	234778 08/20/07
<p>Located in a tranquil setting within minutes of The Lakes, Queensridge, Canyon Gate, and Summerlin, this enclave of three elegant single-story office buildings offers professionals the opportunity to locate their businesses in an area convenient to both their homes and a desirable customer base, and in close proximity to a wide array of retail amenities and business support services.</p>			
CURRENT	Lakeview Professional Park, Bldg 1-A NWC Lake Sahara Dr. and Lake North Dr. Las Vegas NV, 89117	Investment Equity Bob Hommel 702-871-4545	234775 08/20/07
<p>Located in a tranquil setting within minutes of The Lakes, Queensridge, Canyon Gate, and Summerlin, this enclave of three elegant single-story office buildings offers professionals the opportunity to locate their businesses in an area convenient to both their homes and a desirable customer base, and in close proximity to a wide array of retail amenities and business support services.</p>			

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Pursuant to Title 19.12, the following standards apply:

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Parking Area	1 Tree/ 6 Spaces	Trees	90 trees	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	Trees	72 trees	Y
<b>TOTAL</b>			162	Y
Min. Zone Width	8 feet		8 feet	Y

Pursuant to Title 19.10, the following parking standards apply:

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Parking Ratio</b>	<b>Required</b>		<b>Provided</b>		<b>Compliance</b>
			<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Office	134,977 GFA	1:300	450	9	629	9	Y
<b>TOTAL</b>			459		638		Y
Loading Spaces			4		4		Y

<b>Waivers</b>		
<b>Request</b>	<b>Requirement</b>	<b>Staff Recommendation</b>
To situate the office building away from the corner of Lake East and Lake Sahara Drive	Building placement situated at the building setback line.	Approval

**ANALYSIS**

- Zoning/Use**

The proposed office use is located within "The Lakes" master planned area and is typical of the local area. The SC (Service Commercial) General Plan category with the affiliated C-1 (Limited Commercial) zoning District allows proposed office use without any conditions or restrictions.

Nearest 3 story or taller office building is Nevada Power at Jones & Sahara -- 3 miles away

## CHAPTER 19.20 DEFINITIONS

### 19.20.010 GENERAL

Terms which are used in this Title and are not specifically defined shall be given their ordinary meaning, unless the context requires or suggests otherwise. In the case of ambiguity or uncertainty concerning the meaning of a particular term, whether or not defined, the Director and staff of the Department shall have the authority to assign an interpretation which is consistent with the intent and purpose of this Title, or an interpretation which is consistent with previous usage or interpretation.

### 19.20.020 WORDS AND TERMS DEFINED

*{Ord 5496 – 07/17/02}*

*{Ord 5633 – 11/05/03}*

*{Ord 5825 – 04/19/06}*

*{Bill 2006-43 – 09/06/06}*

*{Bill 2006-52 – 10/04/06}*

**Abandoned Sign.** A sign described in Section 19.14.140(A)(2).

**Abandoned.** Concerning a building or use, means not having been developed or maintained for a stated period of time.

**Abut.** To physically touch or border upon; or to share a common property line, but not overlap.

**Access.** A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

**Accessory Structure.** A structure that is:

*{Ord 5825 – 04/19/06}*

1. Located on the same lot as a principal structure;
2. May be detached from or attached to the principal structure; and
3. Incidental or subordinate to the principal structure.

**Accessory Use.** A use incidental or secondary to the principal use of a lot, building or structure and located on the same lot as the principal use.

**Action.** The decision made by the reviewing authority on a land use application; the determination made and any conditions of approval.

**Adult Day Care Center.** A facility that provides personal care and related services to more than ten dependent adults in a supervised, protective, congregate setting during some portion of a twenty-four hour day. Services typically offered in conjunction with an adult day care center include social and recreational activities, training, meals, and services such as rehabilitation and medication assistance.

*{Ord 5841 – 08/02/06}*

**Trailer/RV Camp or Park.** Any lot or tract of land used, or intended to be used, for renting of space to accommodate two or more recreational vehicles.  
{Ord 5842 – 08/02/06}

**Transit Passenger Facility.** A facility for the loading and discharging of train or bus passengers.

**Transition Zone.** A zoning district that permits uses compatible with uses permitted in two adjacent zones that, without the transition zones, could be considered incompatible to each other.

**Transitional Area.** (1) An area in the process of changing from one use to another; (2) An area that acts as a buffer between two land uses of different intensity and compatibility.

**Truck Rental.** A facility for the rental of new or used trucks. Trucks kept on the lot for rental purposes are not considered to be outside storage.

**Trucking Company.** A business, service or industry involving the use of commercial vehicles in the loading, unloading and transportation of cargo. The term may also include the fueling, maintenance, servicing, storage or repair of commercial vehicles or the storage of cargo.  
{Ord 5842 – 08/02/06}

**Turf.** Any grassy area maintained by frequent mowing, fertilization and watering, commonly used for lawns and playing fields.

**TV Broadcasting & Other Communication Service.** A building or portion of a building used as a place for television broadcasting or similar communication related activities.  
{Ord 5842 – 08/02/06}

Typical →

**Twenty-four Inch Box Trees.** Twenty-four inch box trees shall be a minimum of 8 feet in height, 6 feet in spread and 2 inch trunk caliper measured at 4 1/2 feet above the soil line.

**Two-Family Dwelling.** A detached dwelling designed for and occupied exclusively by two families living independently of each other in separate dwelling units on a single lot.

**Ultimate Height.** With regard to an antenna, the maximum height of the antenna above ground level.

**Urban Core Area.** The area defined as the Central Business District in Subchapter 19.10.010 I. Central Business District.

**Urban Lounge.** An establishment that:  
{Ord 5842 – 08/02/06}  
{Ord 5807 – 01/04/06}

## **Webster's Dictionary**

**Typical**—1. serving as a type; symbolic. 2. having or showing the characteristics, qualities, etc. of a kind, class, or group so fully as to be a representative example.

**3 Story or Taller Office Buildings  
on  
West Sahara**

**6226 W. Sahara—Nevada Power Building—3 or 4 stories**

**5440 W. Sahara—SCI 3 Office Bldgs(3 of them)—3 stories**

**5100 W. Sahara—Clark County School Admin. Bldg.-- 4 stories**

**3300 W. Sahara—Wells Fargo Bank Bldg.—4 stories ?**

**2700 W. Sahara—Bank of Nevada Bldg.—3 stories**

**2300 W. Sahara—US Bank Bldg.—12 stories ?**

*No 5 story office buildings  
along 215!*

**These buildings all front directly on Sahara not on a side street  
as proposed by this project.**

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## FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

*All are  
and 2 story*

The proposed five-story office building is compatible with the surrounding office buildings and with "The Lakes" master planned area.

*3 miles to first 3  
story office building*

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed office use is an expected use for the SC (Service Commercial) General Plan Designation and is in context with the surrounding office buildings and with "The Lakes" master planned area. Although the applicant has requested a Waiver to Title 19.08.050, staff supports the proposed design as it responds appropriately to the site.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Adequate access is provided to the site by two private drives flanking the north and south ends of the site and by Lake East Drive along the eastern perimeter.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The selected building materials are typical of "Class A" office buildings and the proposed landscaping appears to be a lush arrangement of desert-appropriate plants.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The applicant has controlled the massing of the five-story structure by providing off-set elevations with occasional balconies occurring at each level. The applicant has requested a Waiver to Title 19.08.050 to situate the building more setback from the corner in order to further minimize the massing of the building.

**College, University or Seminary.** A college or university is an academic institution of higher learning beyond the level of secondary school. A seminary is an institution for the training of candidates for the priesthood, ministry, rabbinate or other religious order.

**Co-location.** The use of wireless communication facilities by more than one communication provider.

**Commercial Message.** Any sign wording, logo or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, idea or commercial activity. The term does not include sign copy that consists solely of the electronic indication of time, temperature, or both.

**Commercial Recreation/Amusement (Inside).** An enclosed facility or area for sport, entertainment, games of skill, or recreation that is open to use by the general public for a fee. The term includes without limitation bowling alleys, indoor miniature golf courses, roller and ice skating rinks, game courts, swimming pools, walk-in movie theaters, physical fitness centers, gyms and video arcades.  
{Ord 5842 – 08/02/06}

**Commercial Recreation/Amusement (Outside).** An outdoor facility or area for sport, entertainments, games of skill or recreation that is open to use by the general public for a fee. The term includes without limitation game courts, water slides, golf courses, outdoor miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, amusements parks, and sports events, but does not include an amphitheater.  
{Ord 5842 – 08/02/06}

**Commercial Vehicle.** A vehicle customarily used as part of a business for the transportation of goods or people.

**Commission.** The Planning Commission of the City of Las Vegas.

**Communication Provider.** A person or entity that provides a communicative service to the community by means of transmission lines or by electronic transmission via wireless service, such as radio, television, microwave or other means of communicative transmission.

**Community Center, Private (Accessory).** A facility associated with a planned residential development or multi-family development which provides for community activities for residents of the development.

**Community Interior Directional Sign.** A sign placed within the interior of a subdivision to provide directions within the subdivision.  
{Ord 5496 – 07/17/02}


**Community Recreational Facility, Public.** A facility which provides for community activities and is available to the general public.


**Condominium.** A multi-family dwelling or a commercial building within which the occupied area is owned individually and the structure, land, common open space areas and facilities are owned by all of the owners on a proportional, undivided basis.

Compatible →

## Webster's Dictionary

**Compatible**—capable of living together harmoniously or getting along well together; in agreement; congruous (often followed by with).

**Congruous**—1. congruent. 2. corresponding to what is right, proper, or reasonable; fitting; suitable; appropriate.

**Congruent**—1. agreeing; corresponding; harmonious. 2. in English grammar, showing concord. 3. in geometry, of the same shape and size: congruent figures, if placed one upon another, coincide exactly in all their parts.

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*Pursuant to Title 19.12, the following standards apply:*

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Parking Area	1 Tree/ 6 Spaces	Trees	90 trees	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	Trees	72 trees	Y
<b>TOTAL</b>			162	Y
Min. Zone Width	8 feet		8 feet	Y

*Pursuant to Title 19.10, the following parking standards apply:*

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Parking Ratio</b>	<b>Required</b>		<b>Provided</b>		<b>Compliance</b>
			<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Office	134,977 GFA	1:300	450	9	629	9	Y
<b>TOTAL</b>			459		638		Y
Loading Spaces			4		4		Y

<b>Waivers</b>		
<b>Request</b>	<b>Requirement</b>	<b>Staff Recommendation</b>
To situate the office building away from the corner of Lake East and Lake Sahara Drive	Building placement situated at the building setback line.	Approval

## ANALYSIS

- Zoning/Use**

The proposed office use is located within "The Lakes" master planned area and is typical of the local area. The SC (Service Commercial) General Plan category with the affiliated C-1 (Limited Commercial) zoning District allows proposed office use without any conditions or restrictions.

*Pursuant to Title 19.12, the following standards apply:*

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Parking Area	1 Tree/ 6 Spaces	61 Trees	90 trees	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	71 Trees	72 trees	Y
<b>TOTAL</b>		132 Trees	162 trees	Y
Min. Zone Width	8 feet		8 feet	Y

*Pursuant to Title 19.10, the following parking standards apply:*

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required Parking Ratio</b>	<b>Required Parking</b>		<b>Provided Parking</b>		<b>Compliance</b>
			Regular	Handi-capped	Regular	Handi-capped	
			Office (Surface) (Below Grade)	134,977 GFA	1:300	450	
Subtotal					261	4	
<b>TOTAL</b>			<b>459</b>		<b>629</b>	<b>9</b>	<b>Y</b>
Loading Spaces			4	1	4		Y

<b>Waivers</b>		
<b>Request</b>	<b>Requirement</b>	<b>Staff Recommendation</b>
To situate the office building away from the corner of Lake East and Lake Sahara Drive	Building placement situated at the building setback line.	Approval

**ANALYSIS**

- **Zoning/Use**

The proposed office use is typical of the surrounding area as the subject site is surrounded by office buildings. The SC (Service Commercial) General Plan category with the affiliated C-1 (Limited Commercial) zoning District allows proposed office use without any conditions or restrictions.

## FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed five-story office building is compatible with the surrounding office buildings and with "The Lakes" master planned area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed office use is an expected use for the SC (Service Commercial) General Plan Designation and is in context with the surrounding office buildings and with "The Lakes" master planned area. Although the applicant has requested a Waiver to Title 19.08.050, staff supports the proposed design as it responds appropriately to the site.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Adequate access is provided to the site by two private drives flanking the north and south ends of the site and by Lake East Drive along the eastern perimeter.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The selected building materials are typical of "Class A" office buildings and the proposed landscaping appears to be a lush arrangement of desert-appropriate plants.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The applicant has controlled the massing of the five-story structure by providing off-set elevations with occasional balconies occurring at each level. The applicant has requested a Waiver to Title 19.08.050 to situate the building more setback from the corner in order to further minimize the massing of the building.

## FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed five-story office building is compatible with the surrounding office buildings.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed office use is an expected use for the SC (Service Commercial) General Plan Designation and is in context with the surrounding office buildings and with "The Lakes" master planned area. Although the applicant has requested a Waiver to Title 19.08.050, staff supports the proposed design as it responds appropriately to the site.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Adequate access is provided to the site by two private drives flanking the north and south ends of the site and by Lake East Drive along the eastern perimeter.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The selected building materials are typical of "Class A" office buildings and the proposed landscaping appears to be a lush arrangement of desert-appropriate plants.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

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