

December 15, 2007

Alyssa Hicks
515 South 8th Street
Las Vegas, NV 89101

RECEIVED
DEC 18 2007

To: City of Las Vegas Planning Commission
731 S 4th St
Las Vegas, Nevada

Re: Applicant/Owner Craig. & Ellen Kay Kenny Requests for VAR-25344,
VAR-25345, VAR-25344; SDR-25343, ZON 25342; ZON 25678; ZON 25342

I live at 515 South 8th Street, which is next door to the property on the SE corner of 8th and Clark in question.

I strongly oppose having a four story building where a maximum of two storeys is allowed. This building would tower over my home!

Also, no zoning changes should be allowed which permits less than the required parking spaces necessary for any proposed building. Parking is already a problem in this area. As it is now, it is very difficult at times to find parking here — this change would make it almost impossible!

I also object to the proposal to the zoning changes for an off-site parking lot on the property which is .15 acres adjacent to the east side of 8th street. A parking lot in the middle of the block would be an ugly eyesore which would not blend with my neighborhood. Also, it would not work well as a means of providing parking for the proposed building at the other end of the block. It would create additional foot traffic in front of my house along 8th street.

Please keep my objections in mind when deciding this issue. People still do LIVE in this neighborhood! Allowing these changes would greatly reduce my quality of life here and would set an unwelcome precedent in the neighborhood.

Alyssa Hicks

Alyssa Hicks

Submitted after final agenda	
Date	Item 21
12.20.07 PC	

December 15, 2007

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From: James A. Hicks
2265 Mohawk
Las Vegas, NV 89146

To: City of Las Vegas Planning Commission
400 Stewart Avenue
Las Vegas, Nevada

Re: Applicant/Owner Craig. & Ellen Kay Kenny Requests for VAR-25344,
VAR-25345, VAR-25344; SDR-25343, ZON 25342; ZON 25678; ZON 25342

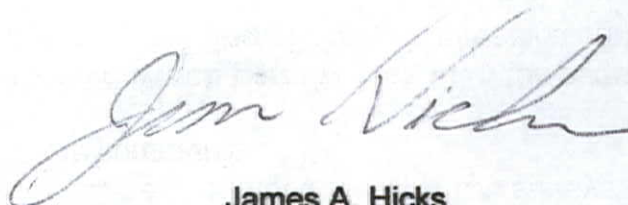
I am the owner of the property whose address is 515 South 8th Street, Las Vegas, NV 89101, located **next door** to the property on the SE corner of 8th and Clark in question.

I vehemently oppose having a four story building where a maximum of two storeys is allowed. No other buildings in this neighborhood are over two storeys, and this would be a **colossal monstrosity** in the community.

Also, no zoning changes should be allowed which permits less than the required parking spaces necessary for any proposed building. Parking is already a problem in this area.

I further object to the proposal to the zoning changes for an off-site parking lot on the property which is .15 acres adjacent to the east side of 8th street. Since this lot lies in the middle of the block, a parking lot here would be an ugly **eyesore** which would not blend with the neighborhood. Also, it would **not be an efficient means of providing parking** for the proposed building at the other end of the block. **It would greatly contribute to unwanted foot traffic on 8th.**

I ask that you lease keep these objections in mind when deciding this issue. **I believe that allowing these changes would greatly reduce not only the value of my own property, but it would also be a detrimental change to the community.**



James A. Hicks

Submitted after final agenda
Date 12.20.07 PC Item 21

December 14, 2007

Planning and Development Department
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RECEIVED
DEC 17 2007

Re: ZON-25342, 25343, 25344, 25435 and 25678

I am writing to express my strong opposition to the rezoning of the lots at the southeast corner of Clark Avenue and South 8th Street.

As a property owner in the neighborhood, and a native of Las Vegas, I have seen the many changes, good and not to good, that have resulted from growth in the city. I believe this change in zoning will have a negative effect on the neighborhood, and on the entire city of Las Vegas.

Every great city has a core, a heart that reflects where the city has come from and its values. This former residential neighborhood has served as that core for Las Vegas. As it changed from residences to offices, older homes were remodeled and adapted for new uses, and more importantly, new structures reflected the scale and use of neighboring structures. When I drive the people I bring to Las Vegas through this area they are amazed that there is a neighborhood with this respect for Las Vegas's past and future.

At one time this was designated as a heritage neighborhood. I guess that has fallen by the wayside.

The proposed new structure will be significantly out of scale with the surrounding buildings. The fact that there aren't enough parking spaces available is proof that this four-story building doesn't belong on this site. If this building were approved it would open the floodgates for other buildings of this scale and an important neighborhood in Las Vegas would be lost to more appropriate development.

The property owners purchased this land with a clear understanding of the zoning laws. They, like all of us, should respect the zoning laws and not try to change them for their own profit, at the expense of the entire city of Las Vegas and the heritage that belongs to us all. Other property owners and developers in this neighborhood have realized profit from their investments while working within the zoning laws.

Thank you for your attention to this. I hope you will make the right decision for the future of Las Vegas and this unique neighborhood and reject the zoning changes.

Sincerely,

Kathryn Hicks Morelli

Kathryn Hicks Morelli
515 South 8th Street
Las Vegas, NV 89101

425 Gates Street
San Francisco, CA 94110

Submitted after final agenda	
Date	Item 21
12.20.07 PC	P