

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

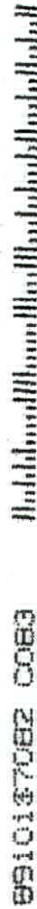
**VAR-25344 & SDR-25343**

Submitted after final agenda

Date 12-20-07 PC Item 23 P



13934810045 Case: VAR-25344  
 P A C HOLDINGS L L C  
 %P MANNING/C HALL/A SALISBURY  
 617 S 8TH ST #A  
 LAS VEGAS NV 89101-7082



LAW OFFICE OF  
**LAWRENCE D. ROUSE, LTD**  
A PROFESSIONAL CORPORATION  
523 South Eighth Street  
LAS VEGAS, NEVADA 89101  
Telephone: (702) 387-1800  
Fax: (702) 387-4521

LAWRENCE D. ROUSE, ESQ.  
LL.M. IN TAXATION

via fax 385-7268 and regular mail

December 17, 2007

City of Las Vegas, Planning and Development Dept.  
Planning and Development Center  
731 S. Fourth St.  
Las Vegas, NV 89101

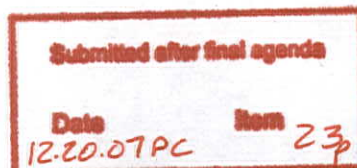
RE: SDR: 25343; VAR: 25344; VAR: 25345  
Hearing: December 20, 2007  
8<sup>th</sup> Street, between Bonneville and Clark

Dear Sir or Madam,

Please enter my objection to certain aspects of the above-referenced site development plan and variance requests, involving two properties on 8<sup>th</sup> Street, one of which is adjacent to my office. I do not have any opposition to the accompanying requests to rezone the properties as professional office. I appreciate the notice from your office, as the applicants did not contact me to discuss their proposals, which are replete with problems for the neighborhood.

1. VAR 25344 (parking spaces). For many businesses such as mine, having reasonable access to street parking is essential to encouraging potential clients to do business in the downtown area. The professional office area is designed for relatively small businesses to operate in that manner. Unfortunately, the variance request submitted seeks a large reduction in the amount of available parking (i.e., 46 where 75 are required). If that is approved, there won't be enough parking for the other businesses on the block. The applicant currently operates a traffic ticket attorney office near 8<sup>th</sup> Street and Gass, which I have observed generates constant traffic from the large number of visitor comings and goings. Any time an exception is made to the rule, available street parking is reduced for the smaller businesses in the area. We all want downtown to grow and develop; however, that will only happen if clients can feel confident that parking is convenient. Allowing projects that belong in the commercial zone into the professional office zone will not further that objective and, in fact, will hinder it.

The proposed variance also improperly seeks to use the property adjacent to my office exclusively as a parking lot, inconsistent with the zoning (professional office and parking), and with the designation of the neighborhood as a historic zone (see below). Under the current



RECEIVED

DEC 17 2007

183

proposal those spaces are needed to even reach the inadequate number of spaces they propose. By proposing parking extending fully to the property line, they would bring high volume traffic (traffic ticket and PI office), engine noise, fumes, litter, and disruption to within feet of the working areas of our historic 1939-era property. This will result in both a destruction of the relative quiet for which the area is intended, and almost certain decrease in property values--who would want to buy an office within feet of a noisy commercial parking lot? Under the proposal, the alley is necessary for egress, and so it will become a high-volume traffic route, rather than the occasional use for which it was intended. Presumably this off-site lot would not be used for staff parking but, instead, for the endless coming and going of people dropping off their traffic tickets, etc. Because of the size and inadequately met parking demands of the proposed office tower way down the street (they will consume the street parking, as well as the proposed commercial lot), this lot would be a permanent fixture, with people constantly schlepping up and down the street and the alley. Many will also take the shortcut across my property, damaging the landscaping, and dropping their burger wrappers, big gulps, and cigarette butts along the way. This activity may be normal for a commercial zone. It is not appropriate for the professional office area, especially for a historic neighborhood, and the impact on offices in the neighborhood would be severe and permanent.

2. VAR 25345 (building height). The standard building height in the professional office area is designed to provide a harmonious environment for both small and larger businesses. The proposed building height is not consistent with that objective. More importantly, the proposed building will generate a demand for more parking, both for employees and, in particular, for visitors, than is appropriate for the neighborhood. The fact that the first floor of the proposed building contains some parking is of some help; however, the demand for parking generated by the size of the building are still far in excess of what is appropriate for the professional office zone. Even by cannibalizing the lot next to my office and way down the street from their building, the proposal does come close to providing the required number of spaces. Additionally, the proposal would conflict with the neighborhood's historic designation, a determination previously made by the City that the neighborhood is a part of our city's past worth saving.

3. SDR 25343 (site plan). The applicant improperly seeks to have both the contiguous parcels upon which it wishes to build and the separate parcel down the street and next to my office considered as one unit. They are not. The zoning for the area is "professional office and parking," not professional office or parking. The applicant essentially seeks to use the off-site parcel (APN 139-34-810-052) as a commercial parking lot, which is not permitted in the professional office area. Because the separate parcel is way down the street and obviously not contiguous, the proposed use as a parking lot is not permitted by professional office zoning, which contemplates a 1 or 2 story building and parking for itself.

The City of Las Vegas has identified this neighborhood ( the Las Vegas High School Historic District) as having historic significance and worthy of special protection. My office is one of the older buildings in the City, dating from 1939. We have expended considerable effort to keep it as much as possible in its former condition. We have even had family members and friends of the children of the former owner, Lois Shaver, a long-time teacher at the Las Vegas High School, who have visited and commented appreciatively. It is certainly possible for newer

buildings to coexist in the neighborhood; however, large commercial projects are simply out of scale with our historic neighborhood and would only serve to discourage preservation efforts, leading to the demise of both the character of the neighborhood and historic structures.

The site plan proposes to place the parking spaces right up to the property line. There is no proposal to erect a block wall or similar barrier to reduce engine noise, pollution, and litter from the constant comings and goings, and the inevitable shortcutting across our property (I always assumed I would cooperate with the eventual builder of an office next door on placement of a block wall, but having a commercial parking lot within feet of our office presents problems that I never dreamed I would have to deal with). Even with a wall, there is simply no way to screen out the noise of the constant comings and goings of people, within feet of our office. The alley will have to be used for constant traffic access, far more than the minor current and intended use, i.e., mainly by the people who work in the small professional offices. This unpatrolled parking lot could easily become an attractive area for homeless to sleep, and a magnet for prostitution (both already problems in the area), with risk of fire or other damage to adjacent properties (I encourage the City to adopt other programs to help the homeless).

As an additional note, I have observed that the lot adjacent to my office is prone to flooding during heavy rains, which then threatens my office (this is partially due to the higher fill of the property on the corner of 8<sup>th</sup> and Bonneville). Regardless of the use, I request that the City Planning Staff require that the developer of the lot grade the lot so that waters return to the street and not to adjacent properties.

The site plan for the main parcel may have been OK if it were in a full commercial zone; however, it does not belong in the professional office area and it does not belong in a historic neighborhood. While the applicants may mean well, the proposal results both in consumption of needed street parking and improper creation of what is effectively a commercial lot, neither of which belong in this neighborhood, and still not coming close to providing the amount of required parking. It will also destroy the historic character of the neighborhood. We only have one chance to prevent serious and irreparable harm to the neighborhood, and I urge the Planning staff and Planning Commission to deny the above-stated variance and site plan requests and protect the integrity of our neighborhood.

Yours very truly,

  
Lawrence D. Rouse

LDR/

cc: O. Goodman  
S. Wolfson  
G. Reese

RECEIVED  
DEC 17 2007

383