

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

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-19609 & SDR-18925

13934810053
ROUSE FAMILY PROPERTIES L L C
523 S 8TH ST
LAS VEGAS NV 89101-7002

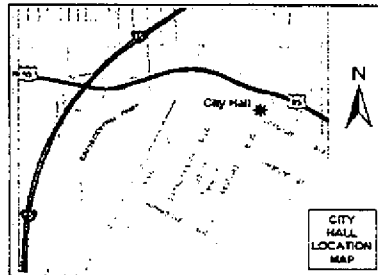
Case: VAR-19609

89101+7002 0035



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

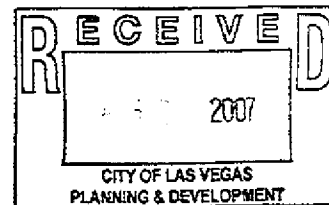
Official Notice of Public Hearing



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



13934410181
DYNAVID LTD
631 LAS VEGAS BLVD S
LAS VEGAS NV 89101-6696

Case: VAR-19609

RECEIVED 2007

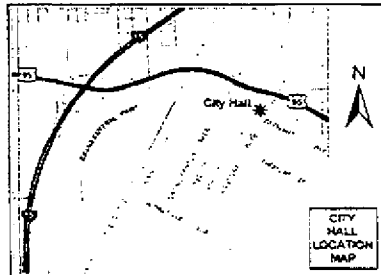
30-31
A

89101-6696 0081

|||||

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

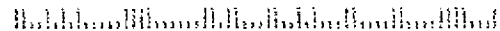


I OPPOSE
this Request

VAR-19609 & SDR-18925

30-31
A

89101+8896 0091

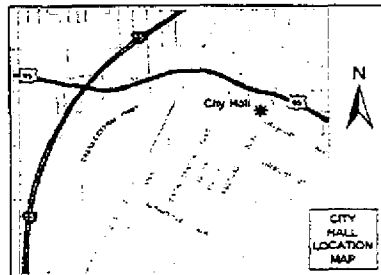


13934410186
518 GARCES AVE LTD
631 LAS VEGAS BLVD S
LAS VEGAS NV 89101-6696

Case: VAR-19609

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

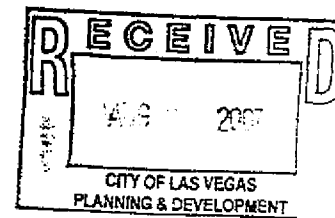
☐ I OPPOSE
this Request

VAR-19609 & SDR-18925

30-31
A

89101+8896 C091

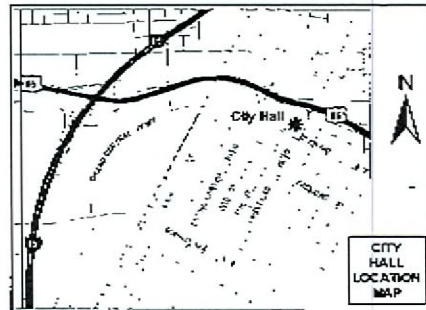
|||||



13934410180 Case: VAR-19509
518 GARCES AVE LTD
%R PISTOL
631 S LAS VEGAS BLVD
LAS VEGAS NV 89101-5696

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.

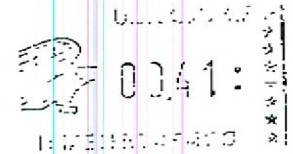
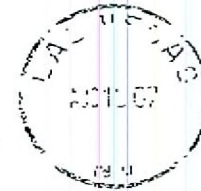


I SUPPORT
this Request



I OPPOSE
this Request

VAR-19609 & SDR-18925



13934311115
 CROSSHILL I L L C
 500 S4TH ST
 LAS VEGAS NV 89101-6599

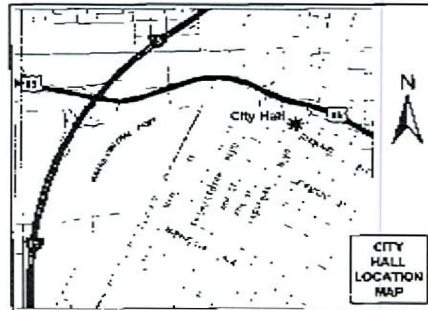
Case: VAR-19609

89101+6599 0081



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-19609 & SDR-18925



13934311116
CROSSHILL 1 L L C
500 S 4TH ST
LAS VEGAS NV 89101-6599

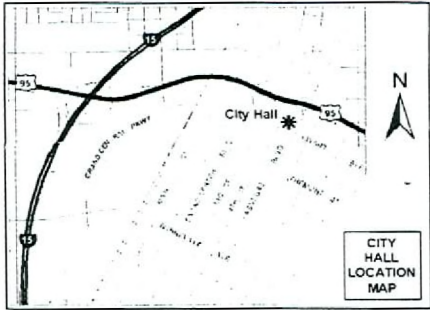
Case: VAR-19609

89101-6599 0081



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-19609 & SDR-18925

13934710023
SEVENTH STREET L L C
2812 BOTTICELLI DR
HENDERSON NV 89052-3109

Case: VAR-19609

89052-3109 F030



26-27

5 pages

MARLENE WALSHIN
2812 Botticelli Dr., Henderson, NV 89052
702-897-8255; fax 702-897-8655; cell 702-274-3866
email: mjwalshin@yahoo.com

February 26, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Attached Notices

Meeting March 8, 2007

I own the property at 520 South Seventh Street, just south and adjacent to 514 South Seventh Street.

APPROVAL: ZON-18923 – Rezone to Professional

I approve of this request for rezoning.

OBJECTION: VAR-18924 – Variance to allow seven parking spaces instead of 11

I OBJECT to this variance as I feel it would result in more cars using the free parking on both sides of the street along Seventh. Right now, the street parking is needed for the clients who come to the offices along that street. I have the same-sized lot as 514 and I have two structures on my property with approximately a 2,325 footprint and I have room for 11 parking spaces on my property, so I believe there should be room at 514 for 11 parking spaces. (A further problem is now being caused by the Traffic Department as they have marked the street and allow only one vehicle to park in front of each property where two could actually be parking without any problem.)

OBJECTION: SDR-18925 – Waiver of an eight foot landscape buffer on north and south side of building

I OBJECT to this waiver of zero feet on SOUTH PROPERTY LINE as my property is just south of 514 and I feel a zero foot buffer does not allow enough room between my building on my property and the building being proposed. If the 3,218 square foot building being proposed will have a 1,609 footprint, there should be enough square feet remaining on the lot that the waiver will not be necessary.

OBJECTION: VAR-19609 - Variance for a 50 ft lot width, 4-ft and 17-ft setback

I OBJECT to the 4-foot side setback where 5-feet is required, and I OBJECT to a 17-foot setback where 20 feet is required. I feel the existing structures and any new structures along Seventh Street will be enhanced by maintaining the existing 5-foot and 20-foot setbacks. I feel the goal of the City Council should be to maintain the integrity of Seventh Street as it is now. The lot at 514 South Seventh should be adequate to allow for the 3,218 square foot building being proposed without the necessity of the variances.

I have enclosed copies of your notices for your reference.

Please contact me with any questions.

Marlene Walshin # 13-110
CASE # See above
PC MTG 3-8-07 PC