

Pacific Southwest
D E V E L O P M E N T

February 12, 2008

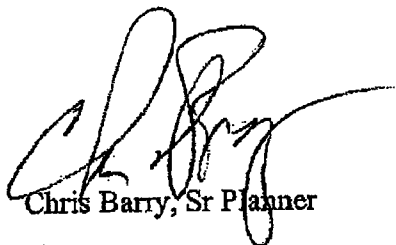
City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

To Whom It May Concern:

This letter is being written in support of the agenda items being heard by the City of Las Vegas Planning Commission on February 14, 2008 as MOD-25974 and SDR 25487. I have reviewed the site plan for the multifamily development the applicant is proposing and I am very impressed by the way they have managed to layout the site. Not only are the buildings aesthetically appealing, but the setbacks, and the tremendous abundance of landscaping make this project a welcome feature in this neighborhood.

We are aware that others in the neighborhood have approached the applicant regarding density and traffic. However, as a conscientious neighbor we feel that the density issue has been mitigated with the development conforming to the overall traffic design for the neighborhood, the abundance of landscaping, their elevation above us, and their willingness to work with the neighborhood on getting Lone Mountain open. They have shown an intense buffer of landscaping along their eastern border to protect our property and the existing neighborhoods. Their project sits at least 30 feet above the existing neighborhood so the likeliness of any existing neighbors seeing any part of their project is slim to none. They will be improving Stange, Peaceful Dawn, and hopefully Lone Mountain which will also provide a tremendous benefit to the neighborhood.

I am in complete support of this project and hope that you strongly consider approving it. It is a well thought out, well designed, appropriately placed project that will help lift our property values, increase the city tax base and improve our community.



Chris Barry, Sr Planner

Submitted at Planning Commission

Date 2/14/08 Item # 22-23