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Jan. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

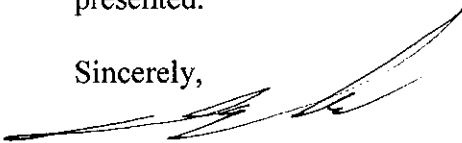
After reviewing the updated site plan, we still object to the rezoning to Planned Development and the site development plan for a 205,000 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way for the reasons stated in our letter dated Dec. 31, 2007.

The only conceivable way that this retail center could be made not incompatible with the RNP to the north would be to require extensive buffering along the north and east boundary so that the center could not be seen from the RNP district. This would require several rows of trees, of the type that do not lose their foliage in the winter, underlying large shrubs and possibly a large landscaped berm. This retail center would be unique in that it would not be located along a major retail corridor where several centers compete for business. It would be located within the center not the periphery of residential neighborhoods. Everyone living within the area would know the center exists and they are free to go there but they do not need to look at it from their homes.

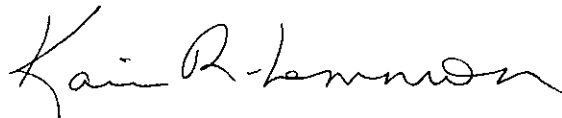
The proposed development could be made compatible with the Interlocal Agreement by removing Pads C and D and keeping the northeast corner as landscaped open space.

We urge the Planning Commission and the City Council to deny this application as presented.

Sincerely,



Richard E Lemmon, DVM



Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield
Chris Dingell, Planning Coordinator Focus Property Group

Submitted after final agenda	
Date: 2/14/03	24.
PC item	25

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