

January 8, 2008

Commissioners,

I am writing on behalf of the Beverly Green Neighborhood association regarding the following items listed on your January 10<sup>th</sup> agenda;

**SDR-25773** (request for a waiver of normal requirement that a building of this height to be built adjacent to a residential home be 1500 feet from the nearest home; the request is to allow the building to be built 100 feet from the nearest home.)

**SUP-25775** (request for a special use permit to build a 500-foot high building, where the ordinary limit is 175 feet)

**ZON-25776** (request to rezone the land on 6th street for commercial use)

**VAR-25778** (request for a variance from the normal requirement of a "stepback" from the edge of the property)

**SUP-25779** (request for a special use permit for mixed-use development on land currently designated for residential use)

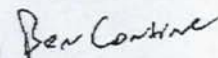
The proposal, located on 6<sup>th</sup> street north of Sahara, calls for a 500 foot tower and a 12 story portion of the building to be built directly adjacent to single family homes. The building would include approximately 1100 residential units and 180,000 square feet of commercial use.

Our neighborhood has consistently supported development projects that improve the area. However, this proposal is clearly incompatible with the surrounding neighborhoods. First, the change from R-1 to C-1 is in direct violation of the Beverly Green-Southridge Neighborhood Plan (BGSNP). The BGSNP, a document that went through numerous public meetings and review, was accepted unanimously by the Las Vegas City Council as the neighborhood view. It should be considered the formal voice of the neighborhood.

The height of 500 feet and of 12 stories directly adjacent to single family homes is contrary to the City's stated goals of preserving these neighborhoods as residential. It is also in opposition to the BGSNP. Finally, the height is in direct conflict with the City's own height restrictions. In fact, the waiver that developer has requested would lessen the distance requirement by 15 times!

The residents of these neighborhoods have made this a wonderful place to live. And they have done it through hard work, perseverance, and a belief that their voices mattered. I urge you to reject this project as incompatible with the adjacent neighborhoods.

Sincerely,



Ben Contine

P  
27-30

January 10, 2008

Las Vegas City Planning Commission

Re: Proposed development on 6<sup>th</sup> Street north of Sahara

**SDR-25773** (request for a waiver of normal requirement that a building of this height to be built adjacent to a residential home be 1500 feet from the nearest home; the request is to allow the building to be built 100 feet from the nearest home.)

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**VAR-25778** (request for a variance from the normal requirement of a "stepback" from the edge of the property)

**SUP-25779** (request for a special use permit for mixed-use development on land currently designated for residential use)

We own property on 6<sup>th</sup> Street at 2212 and 2200, directly across the street from the proposed building site located on the east side of 6<sup>th</sup> Street. After reviewing the requests for variances requested by the developer, We are opposed to all of them in their entirety.

We believe that a 40+ story building is inappropriately tall for that neighborhood. We oppose the removal of set back limitations. And we oppose the zoning change to commercial without knowing the use of the commercial space. We also question whether 6<sup>th</sup> Street can handle the increased traffic flow. The street is currently used as a **thoroughway**. Residential speed limits are ignored. This proposed building would only serve to increase problem for residents on 6<sup>th</sup> Street.

We are in favor of a modest development that would serve the residents of the surrounding area.

Frank Butterfield

Brian Morrell

21-33

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

SUP-25779

8914984707 0053



RECEIVED  
JAN 14 2008

Case: SUP-25779  
16203417052  
FRANCESCHI SHERRILL A SURV TR  
8385 W LA MADRE WY  
LAS VEGAS NV 89149-4707

P  
30

CHRIS GIUNCHIGLIANI  
Commissioner



*Board of County Commissioners*

CLARK COUNTY GOVERNMENT CENTER  
500 S GRAND CENTRAL PKY  
BOX 551601  
LAS VEGAS NV 89155-1601  
(702) 455-3500 FAX: (702) 383-8041

January 9, 2008

City of Las Vegas  
Planning Commission  
400 Stewart Ave.  
Las Vegas, NV 89101

Dear Planning Commissioners:

I am writing a letter in opposition to items 31, 32, 33, 34, and 35 on the January 10, 2008, agenda requested by Exceed Properties. They are requesting a rezoning to commercial, a waiver of setbacks, a special use permit for a 500 foot building, a special use permit for a mixed-use development, and a site review plan.

I participated as a resident and former assemblywoman for the area on a previous project that was proposed several years ago. The community worked with that developer in good faith. Now, apparently, the land was flipped and additional parcels were added to this project. While this is in the City, I am also the Commissioner for the area and my constituents have loudly voiced their concerns and opposition. As an individual, I am also opposed.

The project is too dense, too high, it intrudes on the residential area, it isn't compatible with the surrounding residential areas, and it will cause traffic problems on both 6<sup>th</sup> Street and Sahara Avenue. Further, this would be the tallest building on East Sahara for miles. In fact, it would be taller than Allure, which is on the west side of Sahara and close to a gaming overlay. Also, the fact, that they can't make any of their setbacks tells me this is too small a footprint for what they are proposing. This project also conflicts with the adopted neighborhood plan that everyone worked on and presented to the City Council.

Finally, this would cause the loss of small businesses that have been serving the area for years. While we all want some development it should not negatively impact the residential character of an area. Since many developers aren't moving forward with projects due to the housing slow down, I suspect this may be one more opportunity to "flip" a parcel to the detriment of the area.

I apologize for not being able to be in attendance.

Sincerely,

Chris Giunchigliani  
Commissioner District E

Submitted after final agenda

Date 1/10/08 31-  
PC Item 35

P

From: Richard Reid  
548 Canosa Avenue  
Las Vegas, NV 89104

January 7, 2008

**VIA FAX**

To: Las Vegas City Clerk  
City Hall  
Las Vegas, NV

I have been informed that the Las Vegas City Planning Commission hearing on this Thursday evening, January 10th, 2008, will have on its' agenda the **high-rise commercial/residential tower**, proposed for construction on East Sixth Street.

I did not receive any official notice of the Planning Commission's intent to deal with this issue at their January 10th meeting. I understand that only 123 people were contacted by mail, seeking responses, either in support or opposition to this project. In polling my neighborhood (only two blocks from the proposed project) I have yet to find even one person, who received any notice.

I am extremely upset to have been omitted from any notification.

**This project is a matter of extreme importance to my neighborhood !**

Accordingly, I am faxing my response to voice profound opposition to this project.

Specifically, I am opposed to all requests put forth by the developer in the following agenda items of Planning Commission meeting:

- SDR-25773
- SUP-25775
- ZON-25776
- VAR-25778
- SUP-2577

Lastly, being physically handicapped, I wish to be on record, as requesting the opportunity to address the members of the Planning Committee, detailing my objections, at the appropriate time, during the January 10th meeting.

Sincerely,



Richard Reid

cc: Mayor Pro-Gem Gary Reese, Las Vegas City Clerk, Las Vegas Planning & Development

|                              |         |
|------------------------------|---------|
| Submitted after final agenda |         |
| Date 1/10/08                 | 31-     |
| PC                           | Item 35 |

P

**TICK SEGERBLOM**  
ASSEMBLYMAN  
District No. 9



**COMMITTEES:**  
Education  
Elections, Procedures, Ethics,  
and Constitutional Amendments  
Judiciary

## State of Nevada Assembly

Seventy-Fourth Session

**DISTRICT OFFICE:**  
704 S. Ninth Street  
Las Vegas, Nevada 89101  
Office: (702) 385-9600  
Fax No.: (702) 385-2909

**LEGISLATIVE BUILDING:**  
401 S. Carson Street  
Carson City, Nevada 89701-4717  
Office: (775) 684-8549  
Fax No.: (775) 684-8533  
[www.leg.state.nv.us](http://www.leg.state.nv.us)

BY FAX 385-7268

January 7, 2008

Honorable Planning Commission Members  
City of Las Vegas Planning Commission  
Stewart Avenue  
Las Vegas, Nevada

RE: SDR-25773  
SUP-25775  
ZON-25776  
VAR-25778  
SUP-25779

Dear Members:

Please oppose the items listed above. This project would seriously hurt the existing residential neighborhood and should not be allowed.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be "R" or "T" with a long horizontal stroke.

TICK SEGERBLOM  
ASSEMBLYMAN

Submitted after final agenda

Date 1/10/08 31-  
PC Item 35

P

1-10-08

To Andy Reed and the Planning Commission,  
As president of Southridge NA, and on  
behalf of Penny Dale, V.P., we are asking  
that you deny approval of items.

#31 - ZON 25776

32 - VAR 25778

33 - SUP 25775

34 - SUP 25779

35 - SDR 25773

There has not been enough time to have  
a proper dialog with the full spectrum of  
the neighborhood associations and the  
developers. (Not that we haven't tried.)  
We feel that a project of this magnitude  
deserves more attention to the people of the  
neighborhoods.

I'm sending this letter along with an  
E-mail I sent yesterday. I hope its all  
legible. I was planning to speak in  
person but I have an ongoing leg injury  
that has been giving me problems as of  
late. I'm sure I will be well represented.  
I'll get there one of these days.

RECEIVED  
JAN 10 2008

11:35am @

Sincerely,

Michael Hanratty

Michael Hanratty

President, Southridge NA

Submitted after final agenda

Date 1/10/08 31-  
PC Item 35

**MICHAEL HANRATTY**

**From:** "MICHAEL HANRATTY" <m.hanratty@worldnet.att.net>  
**To:** "Susan Corcoran" <slinn2@mv.net>; "Hart Fleischer" <hfleischer@earthlink.net>;  
 <centavodale@aol.com>; <t\_pellegrini@hotmail.com>; <minkm@earthlink.net>;  
 <jsimpson@lasvegasnevada.gov>; <gregorystephenbrown@gmail.com>;  
 <jacobsmr@gmail.com>; <darrylr@cox.net>; <alissamandjo@earthlink.net>;  
 <nrbob7@yahoo.com>; <jkirk2@cox.net>; <vvpawnshop@aol.com>; <pam50@cox.net>;  
 <mpearl@aol.com>; <jwright@co.clark.nv.us>; <myersyounkin@aol.com>; <vic@trinity-life.org>;  
 <breeze657@aol.com>; <sued123@cox.net>; <davigroup@yahoo.com>;  
 <jack@univ.edu>; <corrin@cox.net>; <catrindobry@mac.com>;  
 <bubba13\_1999@yahoo.com>; <hart@justforfunstuff.com>; <jeff@trinity-life.org>;  
 <jeffbower@digitalmediaco-op.com>; <janemiyama@aol.com>; <myersyounkin@netzero.com>;  
 <shannoncult@cox.net>; <arthur@writingwithfamilies.com>; <giunchigliani@aol.com>;  
 <jmgibson@yahoo.com>; <khkurz@yahoo.com>; <michael.lugering@unlv.edu>;  
 <vcarrera@cox.net>; <p7707t@vmpd.com>; <bobbyg@trinity-life.org>;  
 <scott.swank@gmail.com>; <pk4@cox.net>; <tami1@mac.com>  
**Sent:** Wednesday, January 09, 2008 7:51 PM  
**Subject:** Re: Update on proposal to build high-rise on 6th Street

To the E-mail gang of Southridge N A and beyond.

It is becoming clearly evident as different E-mails are filtering in that there are various and mixed views on the proposed high-rise at Sahara Ave. and Sixth St. As president of Southridge N A, I have maintained neutrality on this issue and will support the majority when that has been established. That's where the problem lies. There has not been enough time to come to a conclusion. I contacted the liaison ( Strategic Solutions ) and told them I would help them to organize a meeting where both Southridge and Beverly Green neighborhood associations would be given ample notification to attend. They told me that due to the holidays it would be more impractical to get it all together. They said they'd get back to me. They never did. It seems to me that Strategic Solutions' strategy is to get this pushed through without any fanfare or opposition. There have been other developers and businesses that have bent over backwards to accommodate the neighborhood associations for lesser projects.

At this time I am going to recommend that they deny approval of this project until the full perimeter of both neighborhood associations have a fair and equal voice.

Sincerely,

Michael Hanratty  
 702 360 8432

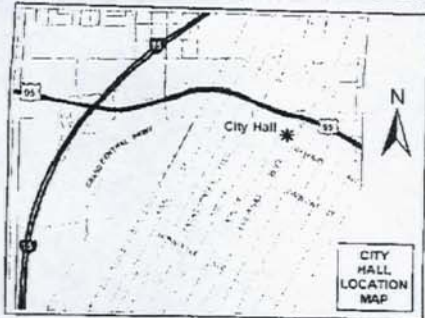
— Original Message —

**From:**  
**To:**

**Sent:** Wednesday, January 09, 2008 4:57 PM  
**Subject:** RE: Update on proposal to build high-rise on 6th Street

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

## Official Notice of Public Hearing



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I SUPPORT  
this Request



I OPPOSE  
this Request

SUP-25779

16203315015

Case SUP-25779

LIBBON ROBERT P  
556 BONITA AVE  
LAS VEGAS NV 89104-2869

8910482869 0071



Submitted after final agenda

Date

1/10/08  
PC

Item 34

P

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

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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

SUP-25779

8910432805 0003



RECEIVED  
 JAN 07 2008

16203714033 Case SUP-25779  
 STIBOREK LOLA TRUST  
 604 BONITA AVE  
 LAS VEGAS NV 89104-2805

Submitted after final agenda

Date 1/10/08 PC Item 34

P

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

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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

SUP-25779

891042831 0071



RECEIVED  
JAN 07 2008

16203315037 Case: SUP-25779  
HICKS GUY EVANS & HELEN LOUISE  
1916 S 6TH ST  
LAS VEGAS NV 89104-2831

Submitted after final agenda

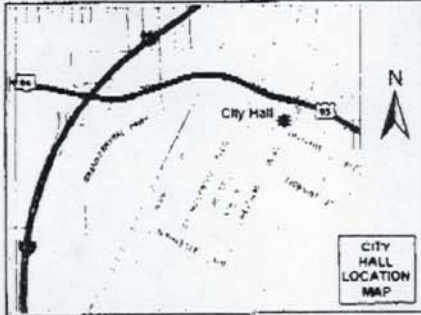
Date 1/10/08 PC Item 34



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



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I SUPPORT  
this Request

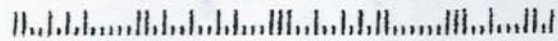


I OPPOSE  
this Request

SUP-25779

Case: SUP-25779  
16203801043  
MINER RICHARD L & RHEA ETAL  
2118 WINTERWOOD BLVD  
LAS VEGAS NV 89142-1850

891421850 0066



Submitted after final agenda

Date

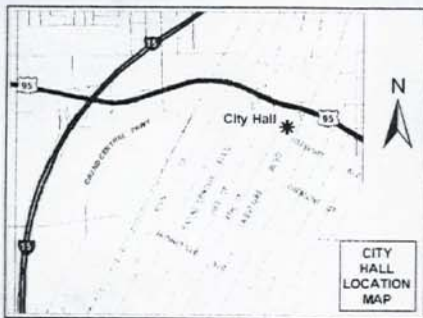
11/01/08  
PC

Item 34

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

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I SUPPORT  
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I OPPOSE  
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SUP-25779

8911034019 C094



16203801009 Case: SUP-25779  
SCHLEUSNER LARRY & P FAM TR  
6675 WEATHER VIEW DR  
LAS VEGAS NV 89110-4019

Submitted after final agenda

Date 1/10/08 PC Item 34



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

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☐

I SUPPORT  
this Request

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I OPPOSE  
this Request

SUP-25779

8910432966 0009



RECEIVED  
JAN 08 2008

16203810023  
HARPER WALTER O  
820 ALHAMBRA DR  
LAS VEGAS NV 89104-2966

Case: SUP-25779

Submitted after final agenda

Date

1/8/08  
PC

Item 34

P

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Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

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☐

I SUPPORT  
this Request

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I OPPOSE  
this Request

SUP-25779

8910432822 0009



RECEIVED  
JAN 08 2008

16203715005  
SKONIECZNY HENRY J  
705 E ST LOUIS AVE  
LAS VEGAS NV 89104-2822

Case: SUP-25779

Submitted after final agenda

Date

1/13/08

PC

Item 34

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

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I SUPPORT  
this Request



I OPPOSE  
this Request

SUP-25779

9269135110 0011



RECEIVED  
JAN 08 2008

16210113019 Case: SUP-25779  
WILSON F E & P V R LTD  
26622 ESPALTER DR  
MISSION VIEJO CA 92691-5110

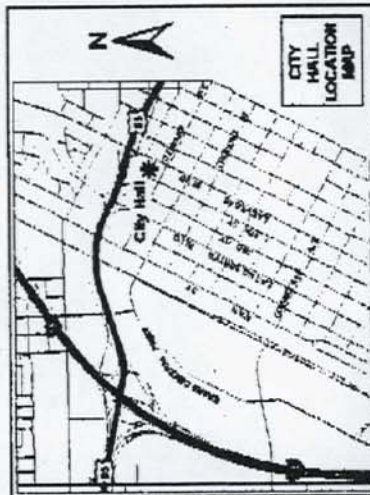
Submitted after final agenda

Date 1/8/08 PC Item 34

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City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
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☒ I SUPPORT  
this Request

☐ I OPPOSE  
this Request

Submitted after final agenda

Date 1/10/08 PC Item 34

SUP-25779



16203811040  
EXCEED PROPERTIES INC  
964 SPAFFORD ST  
ANTIOCH IL 60002-1459  
Case: SUP-25779

EG00231453 C001

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

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I SUPPORT  
this Request



I OPPOSE  
this Request

SUP-25779

8910482727 0071



RECEIVED  
JAN 07 2008

16203420003 Case: SUP-25779  
BEAN SUZANNE L  
2012 BEVERLY WY  
LAS VEGAS NV 89104-2727

Submitted after final agenda

Date 1/10/08 PC Item 34



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

# Official Notice of Public Hearing



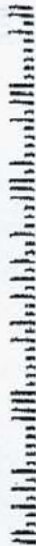
If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☒ I SUPPORT this Request

☐ I OPPOSE this Request

SUP-25779

8910212419 0020



Case: SUP-25779  
 16203801104  
 ZURAWSKI STANLEY M SR & N ETAL  
 %M/M S ZURAWSKI JR  
 1920 BANNIES LN  
 LAS VEGAS NV 89102-2419

Submitted after final agenda

Date

1/10/08  
 PC

Item

34

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

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I SUPPORT  
this Request



I OPPOSE  
this Request

SUP-25779

8910482763 0071



RECEIVED  
JAN 03 2007

16203421015  
VICUNA MARIA L  
2309 BEVERLY WY  
LAS VEGAS NV 89104-2763

Case: SUP-25779

Submitted after final agenda

Date 1/10/08 PC Item 34

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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-25778~~

16203801137  
BODYFLYING US L L C  
P O BOX 20290  
KNOXVILLE TN 37940-1290

Case: VAR-25778

3794031290 B014



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

~~SDR-25773~~

16203801137  
BODYFLYING US L L C  
P O BOX 20290  
KNOXVILLE TN 37940-1290

Case: SDR-25773

3794031290 B014



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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

~~SUP-25775~~

16203801137  
BODYFLYING US L L C  
P O BOX 20290  
KNOXVILLE TN 37940-1290

Case: SUP-25775

3794031290 B014



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☒

I SUPPORT  
this Request

☐

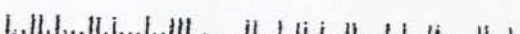
I OPPOSE  
this Request

~~ZON-25776~~

16203801137  
BODYFLYING US L L C  
P O BOX 20290  
KNOXVILLE TN 37940-1290

Case: ZON-25776

3794031290 B014



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I SUPPORT  
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☐

I OPPOSE  
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~~SUP-25779~~

16203801137  
BODYFLYING US L L C  
P O BOX 20290  
KNOXVILLE TN 37940-1290

Case: SUP-25779

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Date

1/10/08

PC

Item 34

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

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I SUPPORT  
this Request



I OPPOSE  
this Request

SUP-25779

8917380698 8007



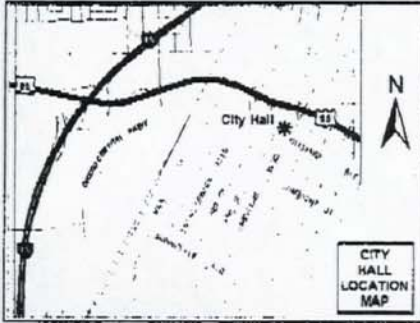
RECEIVED  
DEC 31 2007

Case: SUP-25779  
16210112015  
CHEVRON GROUP L L C  
%ADVANTAGE REAL EST GROUP  
P O BOX 30698  
LAS VEGAS NV 89173-0698

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

SUP-25779

16203801064  
 FRASER TRUST  
 9119 GARDEN VIEW DR  
 LAS VEGAS NV 89134-8827

Case: SUP-25779

891348827 C012



# Telephone Protest/ Support Log

Meeting Date: 1/10/08

Case Number: Sup 25779

Date: 1/4/08  
Name: Annette Marcus  
Address: 545 Canosa Avenue  
Las Vegas, NV 89104  
Phone: (702) 732-2232  
☒ PROTEST ☐ SUPPORT

Date: 1/7/08  
Name: Richard Reid  
Address: 548 Canosa Avenue  
Las Vegas, NV 89104  
Phone: (702) 697-0098  
☒ PROTEST ☐ SUPPORT

Date: 1/10/08  
Name: Randall Kneller  
Address: 547 Canosa Ave  
Las Vegas, NV 89104  
Phone: (702) 735-0394  
☒ PROTEST ☐ SUPPORT

Date: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
☐ PROTEST ☐ SUPPORT

Date: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
☐ PROTEST ☐ SUPPORT

Date: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
☐ PROTEST ☐ SUPPORT

Submitted after final agenda

Date 1/10/08 PC Item 34