City of Las Vegas
Planning & Development Department
Development Services Center
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Las Vegas, Nevada 89101-2986

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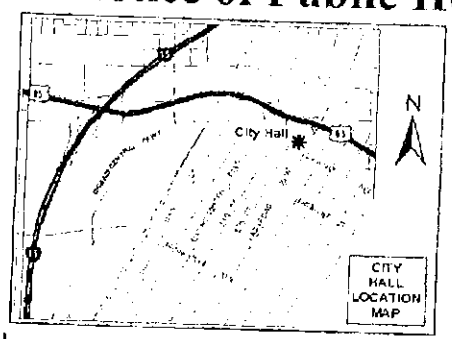

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

14032102002 Case: VAR-25220
D T MARK PROPERTIES L L C
16161 VENTURA BLVD #435
ENCINO CA 91436-2522

VAR-25220

91436-2522 0020

Submitted after final agenda
Date 2/14/08 PC Item 42

D.T. Mark Properties LLC
16161 Ventura Boulevard - Suite 435
Encino, CA 91436
phone 818 761-4936 Fax 818 761-1802

February 13, 2008

Los Vegas Zoning Commission
City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Re: SDR 25148 - Site Development Plan Review
VAR 25220 - Variance

Dear Commissioners,

As operating manager of 555 Page Street, aka The Childtime Property, surrounded on two sides by the applicant's project site, I am writing to respectfully express our strenuous opposition to the above captioned Applications.

While we have not been privy to the actual plans, the proposals themselves, prima facia, cause us grave concerns.

-The project already contains an enormous 16,250 sq ft facility that occupies well over half the site. Allowing a 20,400 sq ft addition, a structure some 25% larger than the original, will result in an extremely over-built site.

- The only reasonable justification for a 20% reduction in the required parking is that the 'general retail development' will attract only short term, in and out parking. The Commission must take into account, however, that it this is true, the vast majority of those vehicles will enter and exit into the intersection of Diamond Head and Page, where our school and Edwards Elementary are located. This directs traffic volume directly into the pedestrian path one of the City's largest concentrations of young schoolchildren.

- Landscape Buffer requirements were enacted for not only aesthetic reasons, but to serve as sound barriers. To reduce these by a factor of as much as two-thirds precisely where they are needed most, adjacent to private residences as well as two schools where children are learning and even napping, is unthinkable.

The Commission can also not divorce the actualities of the current applications from the realities of the Applicant himself. Mr. Comacho has, unfortunately, proven himself to be a developer of the worst possible kind. His flouting of City regulations, as well as his intimidation of City employees and the public good they seek to accomplish, are legion. Thus, while considering these Applications, it is prudent, if not imperative, to take this history into account.

- In initially erecting his facility, the Applicant intruded into what had been a bucolic, residential streetscape of private homes, apartments and schools. There are ways to do that, when necessary, with sensitivity. The massive, ominous, towering wall Comacho erected along Page Street stands in stark defiance of his neighbors and the homes and lives they hope to maintain.

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- Granted, for a car care facility, environmental regulations are very tough, and rightfully so. How well does this facility stack up to others in adherence?

- At one point during initial construction Mr.Comacho, without notice or permission, dislodged a portion of our Childtime's perimeter fence. This, he said, was necessary to accommodate a deep trench, at least fifty feet in length along Diamond Head, which held high capacity, live electrical wires. The trench ended at the intersection of Page, directly in the crosswalk used by the schoolchildren of Edwards and Childtime. Safety barriers were minimal at best. It took countless calls on our part to various City and utility company department, and numerous weeks, before everything was set finally right.

- Mr. Comacho should be a case study at the Harvard School of Public Administration. Who else anywhere, by sheer force of intimidation, has made it necessary for City inspectors to be allowed to only enter his property when accompanied by Police? Frankly, I can't think of a more clever way to cut down on inspections.

- Has anyone other than Mr. Comacho ever been barred from City offices by the expedient of a restraining order issued against him?

- Personally, I find his primary modus operandi reprehensible -- continually flashing a full deck of bogus racist cards, even against his fellow countrymen. And feigning ignorance of English even while saying so in perfectly understandable English. Outrageous!

I beseech you, Commissioners; your regulations were originally enacted for good, sound reasons. And sometimes, yes, it is wise and just to 'give' a little on them. But can the City afford to reward a habitual scofflaw by again giving him a finger, when he has only given them two middle fingers in return?!

Thank you,

Anna Zucker

Anna Zucker,
Manager