

Loretta Arrington

From: DTGeran@aol.com
Sent: Friday, January 04, 2008 4:08 PM
To: Councilman Gary Reese
Subject: Internet Submission - Jan 9 Council Meeting Agenda Items 94-96

Citizen Name: Dedra Geran

Email: DTGeran@aol.com

IP Address: 192.206.180.200

Comments: In regards to upcoming Las Vegas City Council meeting to be held on January 4, 2008 please review the following opposition to Agenda Items 94 thru 96.

Although the following has been modified for the required 4000 character limit, the original letter was hand delivered to Councilman Ricki Barlow's office on Wednesday, December 12, 2007 by resident Dedra E. Geran.

Thank you,
Dedra Geran
(02) 227-2754

December 11, 2007

To: Councilman Ricky Barlow - Ward 5
City Hall, Tenth Floor
400 Stewart Avenue
Las Vegas, NV 89101

Concerned Property - 900 Monroe Avenue, Las Vegas, NV 89106 Property Owner - Frank Hawkins

We, the residents surrounding the subject property would like you to seriously look at the Planning Commission decision for approval at their November 29, 2007 planning meeting for re zoning of medium density to high density amid the opposition of the residents in the area. All protests cards for this rezoning were document but ignored and there is no documentation on file at the City for support of this dwelling.

Concerns that once the building is occupied that ownership will be transferred to the LV Housing Authority as other projects this owner has done in the past. One in particular is J. David Hoggard Apartments next to this development.

Concerns that the City is sequestering a group of people (Low-income, Section 8 and other vouchers) in a particular area, the historic "Westside".

Concerns that this is a future step to build a disastrous high-rise low income housing for example, the Robert Taylor Housing Projects of Chicago, Illinois from the 1960's and since demolished in 2007 due to neglect and crime. Replacement is under way for low-rise residential homes, which was the neighborhood recommendation to the city for this land.

Concerns of crime that this building will bring to the neighborhood of aging and mostly middle class residents. And as history has shown, will face many of the same problems that other high-rise housing projects in other cities face. These problems include narcotics, violence and the perpetuation of poverty. Once Section 8 and other city paid voucher residents are allowed, it will include children who are not of working age, most residents unemployed where public assistance will be their only source of income, 60 percent of the households will be single-parent, female-headed households earning less than \$8000 per year and 99.9 percent will be African-American.

Time will show the building will become drab eye sore, scars of arson fire; the City's neglect will be evident in littered streets, and scant commercial or civic amenities. The feel of safety and in lack of better words "the control" of the building will be compromised with that many floors and residents. Owner admitted that there will not be 24-hour security. There is no full size grocery store in the area for the residents to

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walk to. Just a mom and pop store located on Owens and "H" Street.

The lack of "green space" on the artist's rendition of the proposed development. This is important to any human condition.

We the constituents are the voters in Ward 5. The owners namely Frank Hawkins do not live in Ward 5.

The older residents in the area feel it will be a disservice to name an obviously low-income housing project after one of the city's African-American pioneers, SaraAnn Knight Preddy. They feel she deserves better.

15 years from now we will not remember SaraAnn Knight for her advocacy to civil rights, or being a African-American casino owner, or for being a historian of this city, but we will remember the name associated with that hell hole low income housing complex on the Westside. Like the Vera Johnson Projects. We all know what that is but do we remember who Vera Johnson was or what she stood for in this City?

Respectfully,
Area residents Ward 5, Las Vegas, NV 89106.

Date: 1/4/2008 4:07:39 PM

Trish Geran

702.379.8966

I personally went door-to-door to obtain these signatures, mostly from the surrounding residents of the proposed property, and not one person was against signing it. Of the 91, 62 are residents of 30 years or more.

I come before you as a voice on behalf of the residents listed on these pages. They are opposed to the CDPCN development of a FOUR STORY, 85-UNIT (to be a 251 UNIT) APARTMENT Complex on a 6.04 acre site located at 900 West Monroe Avenue.

First are foremost, in the City of Las Vegas Agenda Memo, dated January 9, 2008, Conditions - page one, under heading Project Description it states, "blighted development from the neighborhood will reduce the calls to police and fire stations." The surrounding elements, i.e. projects, such as Marble Manor (Washington & MLK), Marble Manor Annex (MLK & Owens, and Sherman Gardens Annex (Doolittle & H), all located within a 5 mile radius from the proposed site, still exist and therefore would trigger the same crumbling results that has been witnessed the pass 30 years, increasing the crime rate I would bet by ten fold. As far at the David J. Hoggard, which by the way is misspelled but the developer refuses to change it, located on J & Monroe, is suppose to provide housing for seniors but presently provides for non-seniors. Where do you think their son and daughters go when they get out of rehab or jail? It is no secret to any of the residents that these surrounding negative elements played major roles in the demise of Vons supermarket – it never a chance to survive. Apartment dwellers – where will they shop, where is the surrounding need for these 251 times two or three or four which would make approximate 500+ new dwellers? From my experience, overcrowding in small spaced units with no surrounding support systems equals an increase in calls to the police and fire services. Also, it's important as well as crucial to keep in mind Madison Elementary School is located only two blocks away.

Second, as far as mixed development, the low income housing already exists in the area with the David J. Hoggard. On CDPCN letter dated August 16, 2007, third paragraph it states, "It will also promote the economic development of the community." Then it goes on to say "to support and sustain the new Edmond Town Center Commercial development and future redevelopment of the area." Let the vacancies in Edmond Center speak for itself.

What is missing, according to the residents, is a tax based middle-income housing development. You and I know there is no way for a community to become economically developed without middle-income homeowners. These residents will attract businesses, retail and will sustain them as well. Within the area there are 100 plus churches – non-taxed base entities. Middle income tax based housing will provide a counter balance to the existing surrounding elements, encourage infrastructure, retail, businesses, mixed

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densities, allowing diversity both new and old within the area. This is what the people in Ward 5 want – a change and economic growth.

Lastly, to build this sort of project will say to the people in Ward 5:

1. Yes we would like to increase crime in your area;
2. No we would not like to provide economic development in the near future, and;
3. No we will not consider the long-term resident's, mostly seniors, as important voices.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Trish".

Trish Geran

On Behalf of Petitioned Residents of Ward 5

Neighbors Against Four Story Apartment Complexes

We the residents and neighbors living in Ward 5 respectively DO NOT want any construction of a THREE or FOUR story Apartment Complex in our neighborhood nor an entrance or exit drive way on Monroe Avenue.

	Name	Address	Phone Number	Yrs in Area
1.	Dedra Geron	1216 "I" Street	631-6789	50+
2.	Michael Miller Drive	1223 "H" St	647-2161	56+
3.	Robert DuLworth	1401 "S" Street	—	4mo
4.	Robert Cheyenne Cook	1106 "I" Street	526-7150	30
5.	Frederick James	1104 "I" Street	631-4840	49
6.	Levie Brown	1320 W. Monroe	646-3471	20
7.	Sam + Ruby Collins	1101 Clemons Avenue	648-8363	40+
8.	Paul + June Buford	1701 Manhattan Drive	647-3924	50+
9.	Nazmi Niquez	509 Bowman Ave.	642-1330	40+
10.	Conita Coguel	1102 North St.	371-5440	50+
11.	Larry Clester	1232 W. Washington	648-3508	50+
12.	Mikel + Ernestine Stewart	2400 Bird + best location Court	235-7162	6+
13.	Betty Clark	2204 Lafayette Drive	648-8260	38
14.	Conrad Lisee	1212 Weyette Avenue	649-1800	50+
15.	Wynn Coleman	1208 Weyette Ave.	648-2052	53
16.	Elizabeth Mayberry	1200 Cunningham Avenue	646-3369	50+/1958
17.	Madame Washington	1022 F Street	648-8959	55+

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	Name	Address	Phone Number	Yrs in Area
18.	Azalea	1028 E 11th Street	648-0886	50+
19.	Jefferson	1216 E 11th Street	631-6889	50
20.	Theresa Lyons	1120 I Street	636-9787	47+
21.	Theresa Lyons	1200 I Street	—	12
22.	Theresa Lyons	1108 E 11th	210-1674	3
23.	Ann	1120 E 11th St	807-8074	37
24.	Margaret Jackson	1202 N. 7th Street	648-0795	1954
25.	Margaret Jackson	1204 N. 7th Street	927-5157	1942
26.	Theresa Lyons	1208 I Street	648-4935	1942
27.	Theresa Lyons	1204 E 11th St	646-6834	40+
28.	Theresa Lyons	1202 IV Lane	648-9586	50+
29.	Theresa Lyons	1029 IV Street	648-4794	1948
30.	Colleen Swanie	1308 SEBASTIAN AVE	638-8101	41/9-89
31.	Theresa Lyons	1312 Jefferson Ave.	646-1058	30 years
32.	Theresa Lyons	1304 Jefferson Ave	648-3055	30 yrs
33.	Theresa Lyons	1236 Jefferson	648-5371	45 yrs
34.	Lynn Washington	2224 Revere St. NW 89100	657-6165	20+

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	Name	Address	Phone Number	Yrs in Area
35.	Sharon D. Harris	2633 Royal Ct, LV NV 89030	702-636-0984	50
36.	Mrs Mary Johnson	1226 Jefferson Ave	702-648-8427	25
37.	Dorothy Bullock	2655 W. Chapman	702-399-4920	13
38.	Marilyn Sanders Jr	1220 Jefferson	702-648-7681	48
39.	Karen Oley	1201 Jefferson Ave	702-648-5735	45
40.	Grace McDaniel	1211 Jefferson Ave	(702) 646-4886	50
41.	MacFadden	1001 N. J. St.	702-699-7341	60
42.	Pat Bass	1001 N. J. St.	702-647-7341	59
43.	Pickney & Fresa People	1121 West Adams	702-647-0431	10
44.	Angela Merritt	809 W. Adams	702-646-4679	10
45.	Theresa Dayton	809 W. Adams	702-646-4679	10
46.	Shannon L. Maddox	923 N. St.	702-307-8416	2
47.	Ernestine H. Cooper	6022 Cunningham Ave.	648-88860	1950
48.	Marlene	1101 Cunningham Ave.	—	10+
49.	C. Bennett	1118 Cunningham Dr.	646-4624	1954
50.	X M. K. Parker	1114 Cunningham Dr.	648-0994	1954
51.	X Anabella Parker	1115 1/2 "St" Street	648-1801	40+

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	Name	Address	Phone Number	Yrs in Area
52.	<i>[Signature]</i>	1209 1/2 Street	979-9101	1
53.	<i>[Signature]</i>	1213 Cunningham Ave	648-2511	1950
54.	<i>[Signature]</i>	1211 Cunningham Ave.	647-1594	28-4-1953
55.	<i>[Signature]</i>	1223 Cunningham Ave.	647-6444	30+
56.	<i>[Signature]</i>	1209 "I" Street	646-1943	39+
57.	<i>[Signature]</i>	1303 W. Monroe Avenue	648-4278	22+
58.	<i>[Signature]</i>	1305 W. Monroe Avenue	647-4458	20+
59.	<i>[Signature]</i>	1316 W. Monroe ave	647-7441	20+
60.	<i>[Signature]</i>	1312 W. Monroe Ave.	374-8735	17+
61.	<i>[Signature]</i>	1212 W. Monroe Ave.	647-2909	1947
62.	<i>[Signature]</i>	1205 W. Monroe ^{Van Buren} Ave.	648-1020	48+
63.	<i>[Signature]</i>	1208 W. Van Buren	738-5907	6+
64.	<i>[Signature]</i>	1213 W. Van Buren	379-6059	3
65.	<i>[Signature]</i>	1225 W. Van Buren	307-0951	1 1/2
66.	<i>[Signature]</i>	1300 W. Van Buren	292-7435	37
67.	<i>[Signature]</i>	1304 W. Van Buren	882-9407	4

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	Name	Address	Phone Number	Yrs in Area
68.	x <i>Ken [Signature]</i>	1301 W. Van Buren Ave.	266-1794	8
69.	x <i>Carrie A. Williams</i>	1317 W. Van Buren Ave.	648-2345	14
70.	x <i>Charles Mitchell</i>	1317 W. Van Buren	376-7463	1 1/2
71.	x <i>Agnes Book</i>	1325 W. Van Buren Ave	681-1635	6 mos.
72.	x <i>Kurt Harte</i>	1324 W. Van Buren Ave.	648-4684	1957
73.	x <i>Tom [Signature]</i>	1313 Madison Avenue	610-5316	13
74.	x <i>Shawna Cross</i>	1312 Madison Ave.	493-1884	30+
75.	<i>Paul Watkins</i>	1312 Madison Ave	493-1884	30+
76.	x <i>Larry S. [Signature]</i>	1301 N. Street	648-0773	53+
77.	"	1297 N. Street	"	"
78.	"	1313 N. Street	"	"
79.	"	1305 N. Street	"	"
80.	"	1309 W. Monroe	"	"
81.	"	810 W. Adams	"	"
82.	"	1105 Cunningham	"	"
83.	"	1225 W. Adams	"	"

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	Name	Address	Phone Number	Yrs in Area
84.	"	1224 W. Jefferson	648-0723	53+
85.	"	1916 E. Concord Ave.	"	11
86.	"	886 W. Channing	11	"
87.	x Andrew Copeman	1317 W. Monroe	646-7774	81+
88.	Louis Bolden	1201 Adams	—	1960
89.	x James Bolden James Bolden	1316 W. Adams Avenue	648-4369	47+
90.	Malinda Miller	2816 Evelyn Court	656-5477	12
91.	Harvey Mumford	809 Sunny Place	375-0601	60+
92.	Myka Carpenter	1104 I Street	631-4840	50+
93.				
94.				
95.				
96.				
97.				
98.				
99.				

COMMUNITY DEVELOPMENT PROGRAMS CENTER of NEVADA

August 16, 2007

City of Las Vegas Planning Department
731 S. Forth St.
Las Vegas, NV 89101
Attn: Peter Lowenstein

Re: Sarann Knight Apartments Justification Letter

Dear Mr. Lowenstein,

Please allow this letter to serve as justification for the Sarann Knight Family Apartments, our new project will be one single (4) story building with (82) 2 bedroom 2 bath family apartments with an enclosed courtyard of amenities which will include a pool, spa, kids play area, covered parking, elevators, laundry room, exercise room, community room, picnic tables, exterior storage and computer room.

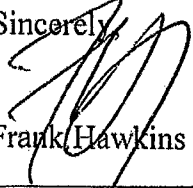
The current project located on the site is Emerald Breeze which is a dilapidated, blighted development that CDPCN LLC purchased in October 2005 with the intent of demolishing and creating a new mixed income community. Emerald Breeze was a 100 unit; 100% Section 8 development filled with residents who did not work, drug infested, crime ridden and a nightmare to the over all community. This development is currently boarded and waiting to be demolished.

The proposed development (Sarann Knight Family Apartments) will promote the general welfare and public health and safety by removing the current blight from the neighborhood, reducing the calls for service from Metro and the Fire Department to this site. It will also promote the economic development of the community, create hundreds of jobs during the construction and demolition of this twelve million dollar development, create 4 full time positions at completion and create roof top density to support and sustain the new Edmond Town Center Commercial development and future redevelopment of the area.

CDPCN is requesting a zone change to R-5 and a designation change to H.

We look forward to your approval on the new Sarann Knight Apartments.

Sincerely,


Frank Hawkins Jr.

ZON-24787
SDR-24788
11/08/07 PC

2009 Alta Drive
Las Vegas, Nevada 89106

Submitted at City Council

Date 1/9/08 Item 9496 (702) 873-8882 office
(702) 873-8942 fax