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2008 FEB 19 P 2: 09

February 19, 2008

Brownstein Hyatt Farber Schreck, LLP
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Las Vegas, Nevada 89101-6020
T 702.382.2101 F 702.382.8135

VIA FACSIMILE 382-4803

Attention: City Clerk
City Council Chambers
400 Stewart Avenue
Las Vegas, NV 89101

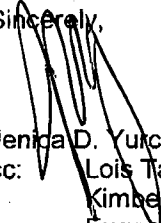
Jerica D. Yurcic
Attorney at Law
T 702.464.7036
F 702.382.8135
JYurcic@bhfs.com

**RE: Item 98 - SDR 25247
Client-Matter No. 11413-1**

Dear City Clerk:

Our firm represents Soka Gakkai International-USA which is the applicant (the "Applicant") under application SDR-25247, listed as Item 98 on the City Council Agenda, dated February 20, 2008. On behalf of the Applicant, we respectfully request that Item 98 be held in abeyance until March 19, 2008.

Sincerely,


Jerica D. Yurcic
cc: Lois Tarkanian
Kimberly Reid
Eugene Hirahara
Mike Bynum
William Aiken
Todd Bice
Mitchell Langberg

Submitted after final agenda

Date 2/19/08 Item 98



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Date: Wed, 13 Feb 2008 1:39:36 -0500
From: rreinoso@cox.net
To: bcbirdsong@yahoo.com
Subject: SDR 25247

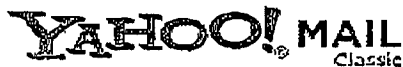
Protest

I strongly oppose SDR 25247.

Randy Reinoso
2813 Mason Ave. LV NV 89102

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2008 FEB 15 P 4:54

2/15/08 98



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From: "Jim Davis" <jmdesq@cox.net>
To: bcbirdsong@yahoo.com
Subject: I oppose SDR-25247
Date: Wed, 13 Feb 2008 07:43:41 -0800

Protest

Bret,

I am in strong opposition to SDR-25247 as currently proposed and I will attend the City Council meeting next Wed (2/20).

Jim Davis
2813 Mason Ave
Las Vegas, NV 89102

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February 14, 2008

Protest

Dear Councilwoman Tarkanian, Councilmen Rikki Barlow, Larry Brown, Gary Reese, Steve Wolfson, and Stephen Ross, and Mayor Goodman:

I am writing to express my strong opposition to the application for SDR-25247 respecting the Soka Gakkai property at Cahlan and Charleston. This application is on the City Council agenda for February 20. This proposal will bring serious traffic and parking problems to our neighborhood without any mitigation whatsoever. Please reject this application!

I am a resident of the McNeil neighborhood. As you know, the neighborhood is a gem, with a great family atmosphere and a high quality of life due to its strong sense of community. It is common to see families walking and children playing in and along our streets.

Unfortunately, there is a growing problem of cut-through traffic on our streets. In particular, many commuters already use our residential streets to avoid the intersection at Rancho and Charleston. My experience is that cut-through drivers frequently drive too fast, and seem not to notice or care that they are speeding in a residential neighborhood. These drivers endanger the lives of our children.

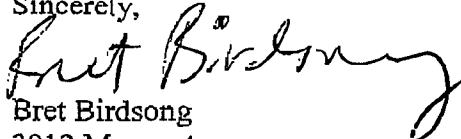
The proposal for the Soki Gakkai facility, as approved by the Planning Commission, will seriously contribute to unnecessary and dangerous traffic along our residential streets, due to its sole traffic entrance being located on Cahlan, a residential street. Our neighborhood cannot tolerate the additional traffic that would result from users of the facility cutting through our streets from Oakey or Rancho. This is a problem that received no consideration whatsoever by the City Planning Department.

In addition, the proposal will attract 200 people to meetings on weekends, when we are walking our dogs and our kids are out riding bikes. Yet there are only 51 parking spaces proposed. Those who cannot find parking in the facility's lot will park on our neighborhood streets in front of our homes.

I therefore OPPOSE granting the application. A vote to approve the application would be a vote against protecting one of our most precious neighborhoods, and the lives of neighborhood children.

I am attaching copies of emails I have received from fellow McNeil residents opposing this application.

Sincerely,



Bret Birdsong
3012 Mason Avenue
Las Vegas, NV 89102

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YAHOO! MAIL
Classic

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Date: Wed, 13 Feb 2008 14:52:01 -0800 (PST)
From: "Mara Meservy" <marameservy@yahoo.com>
Subject: SDR-25247
To: bcbirdsong@yahoo.com

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2008 FEB 15 P 4: 54

Protest

Dear Bret:

THANKS A MILLION FOR AALL YOUR WORK ON THIS!!!! Only change on flyer is that the correct phone number for the city council is 229-6405 not 229-6409 which is something unlisted.

I called Kimberly at Lois' office and also have a call into Linda Hartman of City Planning who wrote the recommendation on this property. I tried to get ahold of traffic engineering but they weren't picking up the phone. Anyhow, I've written a letter which is below, but don't know how to attach letters so I'll have my husband fax it to the city council from his office tomorrow. You're just GREAT as usual!!! Thanks Bret. I'm so glad we're neighbors.
Mara MEservy

Meservys
2718 Mason Ave.
Las Vegas, NV 89102
878-7675

Honorable Mayor Oscar Goodman
Councilwoman Lois Tarkanian
Councilman Gary Reese
Councilman Larry Brown
Councilman Steven Ross
Councilman Ricki Barlow

Re: SDR-25247 (property located on the east corner
of Charleston Blvd. and Cahlan Ave.)

Dear Mayor Goodman and City Councilman:

We strongly oppose SDR-25247 *in its present form* and request that this property maintain its current access onto Charleston Blvd. and eliminate access onto the residential street of Cahlan Ave. Our reasons are listed below:

1—The dental office immediately adjacent to this property has access onto Charleston Blvd. The owner of this property has agreed to widen his access to allow the corner property in question to share it as well. The property in question is to be used during non-rush hour times—weekends and evenings. **Like every other property on Charleston Blvd. SDR-25247 deserves access to Charleston Blvd. while the homeowners behind it deserve continued safety on their residential street.** If SDR-25247 was located on the corner of a gated residential street, wouldn't it have to be given access onto Charleston Blvd. and not the adjacent residential street?

2—The Balle dental office, built less than 10 years ago on the west corner of Charleston and Cahlan, was unable to obtain any access onto Cahlan Ave. Why should the opposite corner be given access to an entirely residential street?

3—Cahlan Ave. (which runs only between Charleston and Oakey Blvd.) is an entirely residential street with large homes running down both sides of it, including both of its corners on Oakey Blvd. The street deadends at Bob Baskin Park. Built in the late 1950's entirely for residential use, Cahlan Ave. is used by the residents of 300 homes. Those residents, many of whom are like myself—2nd generation residents of this neighborhood, have a right to expect Cahlan Ave. to maintain its purposes as a solely residential street.

Dennis & Mara Meservy

2/13/08

page 2

4— Cahlan Ave. is not designed for safe commercial use. In the past 3 years, we have witnessed four accidents on Cahlan Ave. from our home on the corner of Cahlan and Mason Ave. (just south of the property in question). Two accidents involved speeding cars at night hitting parked cars on Cahlan Ave. The other two, more recent accidents, occurred during daylight hours and were much more frightening. A speeding truck on Cahlan Ave. lost control and careened into our backyard, throwing our cement wall into chunks across the entire yard, breaking the electric gate, damaging our vehicle parked in the carport, crashing a hole in the roof of the carport, tearing out a 4 foot section of our 8 foot hedge and killing the apricot tree. Had any of my children been in the yard, they would have been badly injured. The driver was not under the influence. Most recently, a distracted neighbor struck my mother as she drove up Cahlan Ave. , totaling her vehicle. Much of the problem exists because Cahlan looks like a fast straight street that cuts between Charleston and Oakey; in reality, it is intersected by drainage dips and speed bumps which can cause speeders to crash and lose control. Please do not add to the dangers that already exist on Cahlan by piling commercial traffic onto it!

We ask you to find a better solution for this property then to dump all of its clients and patrons onto our street. We trust in each one of you.

Thank you,

Dennis K. Meservy

Mara C. Meservy

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Date: Thu, 14 Feb 2008 14:47:20 -0800 (PST)
From: "David and Jamie Moss" <dave_jamie_moss@yahoo.com>
Subject: We Oppose SDR-25247
To: bcbirdsong@yahoo.com

Protest

We OPPOSE SDR-25247. Nothing good can come of more cars driving too fast through our neighborhood!!!
Thank you for your letter, Bret.

David and Jamie Moss
3000 Mason Avenue

Be a better friend, newshound, and know-it-all with Yahoo! Mobile. Try it now.

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From: "Shirley S. Newberry" <ssnew@cox.net>
To: bcbirdsong@yahoo.com
Subject: SDR-25247
Date: Wed, 13 Feb 2008 19:27:11 -0800

Protest

Dear Bret,

Thanks for the flyer on our door. We did get a notice on this, we did oppose it and sent it in.

We live on 1124 Cahlan and just bought the vacant house north of us (next door) at 1110 Cahlan just to keep the street from possibly becoming more of an eyesore by having someone move in that was not interested in preserving the integrity of the surrounding homes.

Our biggest concern with this church is where they have entrance and exit paths? Are they using Charleston or are they using Cahlan for one or both? I couldn't tell from the site plan shown at the planning commission meeting I viewed on the website.

Our thought has always been that whoever bought this lot at the corner of Charleston and Cahlan should have also been made to purchase the rental property south of this corner so they would have adequate parking with entrance and exit being off of Charleston.

Please forward this to whomever and consider this our opposition to this proposed building.

Thanks.

Sincerely,

Shirley S. & Dennis W. Newberry
1124 Cahlan Drive
Las Vegas, Nevada 89102

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