

February 29, 2008

RECEIVED  
CITY CLERK

RECEIVED  
MAR 05 2008

Councilman Steven D. Ross  
City Hall, Tenth Floor  
400 Stewart Avenue  
Las Vegas, NV 89101

2008 MAR 11 A 9:36

Special Improvement District No. 1507: Jones and Grand Teton

I am writing this letter to voice my opinion about the subject special improvement district. I will be out of town with my job when the public hearing with City Council is scheduled. My home is located at 7941 N. Jones and I also own the vacant property at 7961 N. Jones.

I recently received preliminary assessment estimates for my share of the improvements. These estimates were \$77,964.76 and \$99,386.69 for the respective properties. These estimates include bringing water and sewer to each of the properties but do not include connection fees. I am currently making arrangements to determine if I qualify for the well conversion grant program. If I can eliminate the water portion of the assessments they will each be reduced by \$49,832.02.

Even in the event that I can reduce the assessments by the aforementioned amounts, the remaining amounts are still staggering: \$28,132.72 and 50,004.64 respectively. I only paid \$55,000 for the vacant acre in 1999.

I am not convinced that these assessments treat the homeowners fairly. If asked my opinion about the improvements, I would not want any of them (with the possible exception of having water without fear of well problems). I purchased my home almost 18 years ago. At the time Jones was a gravel road. That suited me fine. All of the building and development around my home does nothing for my quality of life.

There is a horse park and trail in our neighborhood and all of the traffic in the area is frightening. Vehicles speed in the area where the speed limit is 25 mph. Crossing the corner of Grand Teton and Jones is a gamble because so many vehicles don't even slow down let alone stop. Widening the streets will give us less room to ride.

Kids going to and from the middle school at Torrey Pines and Grand Teton tease my dogs (and horses). They throw things over the fence and have been caught coming into my yard to retrieve things that were thrown in. Putting a sidewalk up against my fence will only make matters worse. If I could afford a block wall I would have one. I won't be affording one for an even longer time since I have to pay for the road that I don't want.

Submitted after meeting

Date 2/1/08 Item #38

I used to be able to see the stars and sometimes I still can even though the streetlights are so close on the other side of Jones. Once they surround my property I can count the stars as just a memory.

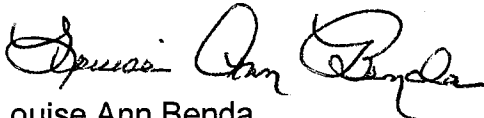
As you can see, I don't really want the street widened; I don't want the streetlights; I don't want sidewalks. Yet I'm one of the lucky individuals burdened with paying for these things. I'm quite sure that none of the property owners included in the assessment district want the improvements, but they will also be responsible for their portion of the assessments.

These improvements are for the benefit of the big developers and since the property owners will pay for them, the developers will make even more money on their projects. With the current housing market conditions and the drop in property values, even if I decided to sell to relieve myself of the assessments, I would not be able to do so for any reasonable amount. Add to that the overwhelming assessments that will be attached to my properties and I don't stand a chance of selling either piece of property for any kind of profit. None of these options are appealing to me anyway because I like my home and I plan to stay there a long time.

I was hoping to retire in the near future and start a small business to supplement my fixed income retirement. With these assessments looming over me I may be looking at working in the corporate world for many more years. As it turns out, the amount of my original home loan was in the ball park of the amount of the combined assessments without the water included.

I appreciate you and the other council members taking the time to hear the position of a property owner. I hope that each of you would put yourself in my position before deciding to approve the project along with the considerable burden placed on my property.

Sincerely,



Louise Ann Benda  
7941 N. Jones Blvd.  
Las Vegas, NV 89131-2143  
702-808-6586

cc: Tim McDaniel  
Mike Thompson  
Oscar Goodman, Mayor