

LAW OFFICE OF L. EARL HAWLEY

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July 24, 2008

City of Las Vegas
Planning Commission
400 Stewart Avenue
Las Vegas, NV 89101

Re: Mod. 28530
Vac 28532
SDR 28531

Dear Lady and Gentlemen:

The undersigned represents two pieces of property on Desert Lane. In addition, the undersigned owns two pieces of property within the medical district on Hamilton Lane.

The Board of Regents, seeking the above-referenced change, has started a commendable effort. There are, in the undersigned's opinion, a couple of major matters which have been overlooked. I address these matters below, as due to a family emergency, I cannot attend the meeting.

The proposed project is large and elevated. This elevation leaves patients and others looking out of windows into the backyards of Desert Lane residences. Their privacy is, thus, destroyed.

The project will bring increased traffic to the area. Currently, the off-ramp from I-15 to Charleston Boulevard is consistently jammed with traffic at the off-ramp lights. This jammed condition will be substantially increased by the proposed project. Current conditions are forcing vehicles coming off at the I-15 off-ramp to enter onto Charleston and then immediately turn right on Desert Lane to travel to the north or exiting on Hastings and turning to the north on Martin Luther King, which causes these vehicles to intersect with vehicles coming from the south and becoming part of the vehicle jam caused by the lights at the off-ramp; hence, causing a jam on Hastings. Also, those who are trapped by the traffic on Martin Luther King Boulevard and the traffic on Desert Lane are left in an impossible move situation. Currently, heavy traffic on Charleston Boulevard going east is blocking vehicles from entering Desert Lane. This Charleston traffic, when reaching the jammed traffic on Martin Luther King, is causing vehicles seeking to go north on Martin Luther King to turn onto Desert Lane and to travel to Hastings or to go on to the north on Desert Lane to Alta. The current use of Hastings, sought to be abandoned, is lined with parked cars during the day, as the current parking lot is full and unable

Submitted at Planning Commission

Date 7/24/08 Item 39-41

L. EARL HAWLEY
ATTORNEY AT LAW

to hold those cars parked along both sides of Hastings. This parking has to move somewhere, and Desert Lane is the obvious answer; i.e., burden on all the residential areas. The increase in the size of the proposed project will only increase the cars on the proposed parking lot, thereby increasing the noise and air pollution in the Desert Lane area south of Hastings. The residences on Desert Lane south of Hastings are, thus trapped in traffic on Martin Luther King, on Desert Lane, and on the University's property by the proposed project. The undersigned submits that this condition results in an inverse condemnation of all of the residences on Desert Lane, south of Hastings. The properties are devalued, and the proposed development of project "Neon" will only aggravate and make matters worse. The University should ameliorate this condition in part, if not in all, in its plan. To do so would enhance the project.

Thank you for consideration of our position.

Very truly yours,

A handwritten signature in cursive script, appearing to read "L. Earl Hawley".

L. EARL HAWLEY, ESQ.

LEH/ld

cc: City Commissioners

cc: Chancellor James Rodgers