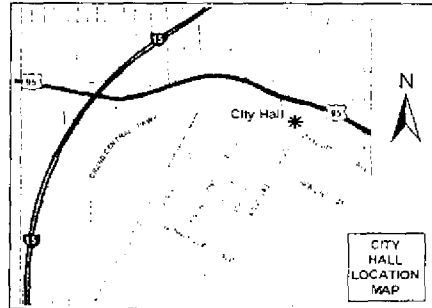


City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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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. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT this Request I OPPOSE this Request

Please use available blank space on card for your comments.

RQR-28992

Planning Commission Meeting of 8/28/2008

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Case: RQR-28992
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 LAS VEGAS NV 89106-3933

Submitted after final agenda
 Date _____ Item 32

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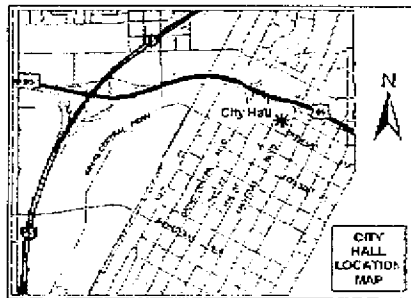
JIM GIBBONS, Governor



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City of Las Vegas
Planning & Development Department
Development Services Center
131 S. Fourth Street
Las Vegas, Nevada 89101-2986

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I SUPPORT
this Request



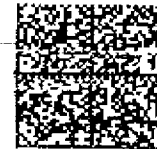
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RQR-28992

Planning Commission Meeting of 8/28/2008

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89701



1801 Granite Avenue
 Las Vegas NV 89106
 Tel. & Fax: 702-385-7654
 Or
 2000 Sunland Avenue
 Las Vegas NV 89106
 Tel: 702-382-7680
~~Fax: 702-383-5159~~

Chairman, Planning Commission
 and
 Director, Planning Department
 731 South Fourth Street
 Las Vegas NV 89101

Subject: RQR 28992 (applicant - Lamar outdoor advertising) Item #32 for Thursday, August 28, 2008

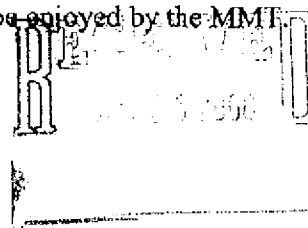
Dear Commissioner and Madame Director,

The billboard referenced in this item directly affects the Rancho Manor Neighborhood, is of continuing interest to its residents and is subject to agreements made between the Neighborhood Association and the Masonic Memorial Temple, the landowner.

The undersigned, officers of the Rancho Manor N. A. Do not wish to protest the extension of the SUP at this time, but we do wish to reserve the right to protest before the City Council or at a subsequent required review.

We believe that reissuing the SUP for this billboard should take account of the following points.

- 1.) When this billboard was first proposed, in 2001, the neighborhood unanimously declared against its construction. The argument that convinced many neighborhood residents to withdraw their opposition was that financial of property maintenance constrained the Masonic lodges from carrying out their program of charitable, community service programs. Only out of deference to the need and ongoing good works of the MMT, did the neighborhood agree to the original SUP. We believe the same conditionality and obligation should apply now, and that the Planning Commission must require the applicant to demonstrate to the public that the same considerations (need and program of good works) continue today and that there is no general commercial right to billboard advertising at this site.
- 2.) When the original SUP was proposed, the south side of Highway US 95 was a billboard free area, and in recommending denial of the application, stressed the desire not to open the door to reversal of this policy. Again, out of deference to the Masons' programs, the SUP request was treated as an exception. The Commission should determine that the factors leading to exceptional treatment still apply.
- 3.) The SUP was part of an agreement arranged by former Councilman Weekly between the Neighborhood Association and the MMT. The billboard was contingent upon certain zoning decisions and conditionalities. The billboard was up and operating long before the MMT met their other conditions. It took repeated requests for the City to intervene before the MMT took action to meet its obligations. Even now, the required 30-foot wide bermed landscape planted at the eastern lot boundary does not meet the height requirement of the approved plans. We believe all conditions must be met and agreements kept before the billboard can continue to be enjoyed by the MMT.



Submitted after final agenda	
Date	Item 32 C

4. The MMT continually brings forward development plans which either grossly overbuild on the site and require General Plan Amendments is direct contradiction of the understanding with the Neighborhood, or which require planning waivers where office construction is allowed.. The Neighborhood Association has proposed a trade-off of limitations to construction on the area near neighborhood homes in return for concession on the west end of the lot. Although Councilman Barlow has suggested a face to face meeting to come to an agreement, nothing has yet been accomplished. The SUP for the billboard was presented by the Temple and accepted by the neighborhood as an income producing measure which would make it possible for the MMT not to need overdevelopment of for-lease buildings on their lot. If we don't watch out, we will see our concessions, such as the billboard SUP, made permanent, while protections for the neighborhood are whittled away. Continuance of the billboard should be part and parcel of the understanding between Rancho Manor and the MMT.

William Stojack

Pres. RMNA

D. Deegan
For the President, by

Daniel J Deegan, Director, RMNA

Jean Zorn
Jean Zorn,

Vice-President, RMNA

Frank Perone

Frank Perone,

Director, RMNA

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