



**MORAN LAW FIRM LLC**  
MORAN BRANDON BENDAVID MORAN  
ATTORNEYS AT LAW

JOHN T. MORAN, JR.  
LEW BRANDON, JR.  
JEFFERY A. BENDAVID  
J.T. MORAN III

ADAM S. DAVIS  
REBECCA R. VALLEY  
JUSTIN W. SMERBER

September 5, 2008

**HAND DELIVERED**

Councilman Gary Reese  
Las Vegas City Council  
Las Vegas City Hall  
Las Vegas, NV

RE: SUP-29217 SPECIAL USE PERMIT / SDR-29216 SITE DEVELOPMENT  
PLAN REVIEW/PLANNING COMMISSION MEETING SEPTEMBER 11, 2008

Dear Councilman Reese 

In regards to the aforementioned matter I enclose for your review two items that are noticed that I received in the mail. It appears that there is an application for a Special Use Permit, as well as a Site Development Plan Review set for a Public Hearing on property located at 708 and 710 S. Third Street for a proposed massage establishment. By this correspondence I am formally objecting to this application in all particulars.

This type of a proposed use, the same being a massage establishment, is not consistent with the residential area downtown nor with the office and condominium uses. The City should deny this application in all particulars and not allow the waivers seeking a zero-foot distance separation from a residential use. Based on the recent new development (the Juhl project) to allow waivers of the downtown centennial plan is also not appropriate and such site development should also be denied in full.

I am available to discuss this should you have any questions or inquiries from me. I am hopeful that this matter will be turned down. I remain,

Very truly yours,

  
John T. Moran, Jr.

JTM/hgf

cc: Byron Goynes, Planning Commissioner

Submitted at Planning Commission

Date 9/11/08 Item # 24-25

DATE September 8, 2008

*SENT VIA E-MAIL; ORIGINAL VIA U.S. MAIL*



TO: Honorable Gary Reese  
Mayor Pro-Tem

CITY OF LAS VEGAS  
200 Stewart Avenue, 10<sup>th</sup> Floor  
Las Vegas, NV 92101

SUBJECT: SDR-29216: Site Development Review; SUP-29217: Special Use Permit

REGARDING: Planning Commission Meeting on September 11, 2008

Dear Gary,

Thank you for taking the time to review this letter. CityMark was recently informed via standard public hearing notice that an application has been submitted for a Site Development Review along with a Special Use Permit for property located at 708 and 710 South Third Street. The SRD and SUP is for a proposed massage parlor. Please consider this letter CityMark's formal objection to the SDR and SUP applications.

This type of use is not consistent with the goals established for downtown Las Vegas. CityMark, along with many other downtown stake holders, have invested considerable time, money and effort into downtown Las Vegas and uses such as the one in the applications will take away from those efforts. CityMark respectfully requests that you and your colleagues on the Las Vegas City Council reject these applications should they be approved at Planning Commission.

Should you have any questions, please contact me at the number below.

Sincerely,

CITYMARK JUHO LLC

Alexander P. Beaton  
Project Manager  
[alex@citymark.com](mailto:alex@citymark.com)  
(619) 571-9030

PHONE 619 231 1161  
FACSIMILE 619 236 4891  
ADDRESS 701 B Street, Suite 1100, San Diego CA 92101  
WEBSITE [www.citymarkdev.com](http://www.citymarkdev.com)

Submitted at Planning Commission

Date 9/11/08 Item # 24-25

Crockett  
& Myers  
Attorneys at Law

J. R. Crockett, Jr.  
Certified Civil Trial Advocate  
National Board of Trial Advocacy

September 11, 2008

City of Las Vegas  
Planning Department  
731 South Fourth Street  
Las Vegas, NV 89101-2986

**Via Facsimile: (702) 385-7268**

Re: **SUP-29217 & SDR-29216**  
Jean CVR Serratore and Vince, LLC  
Massage Business Establishment

Dear Commissioners:

We only recently became aware of this application. Neither of us ever saw the postcard notification that was sent out.

As you can see from our address, above, our law office is immediately adjacent to the applicant's property. We have had our law office here for twenty-seven years, since 1981.

**Requested use is entirely inappropriate for neighborhood**

We strongly object to the requested special use permit to operate a massage establishment next door to our law office. This is primarily a residential neighborhood, including the neighbors on the other side of the applicant's property.

In an effort to preserve the character and integrity of the neighborhood, when we bought and later added on to our building, we went to great pains to preserve the "residential" appearance of the building so that our building would blend in well with the surrounding neighborhood.

When we think of massage establishments, we think of establishments like those running along Paradise Road between E. Saint Louis and E Sahara Ave. Having such establishments in this predominantly residential neighborhood would be entirely inconsistent with the character of this neighborhood.

[crockett@crockettandmyers.com](mailto:crockett@crockettandmyers.com)  
700 South Third Street Las Vegas, Nevada 89101 (702) 382-6711 Fax (702) 384-8102

Submitted at Planning Commission

Date 9/11/08 Item #24-25

**Applicant would not be able to handle parking requirements**

The address for the Planning Department indicates that you are close enough to this physical location to be acutely aware of parking problems. We purchased two parcels of land on Casino Center just to create parking for our law office. The applicant is already experiencing serious parking problems and limousines exiting their "parking area" in the alley have crashed into our parking lot fence on two occasions.

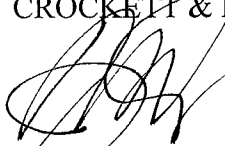
**No waivers for separation should be allowed**

My understanding is that 400 feet of separation is required. Not surprisingly, this is physically impossible in this compact, primarily residential and professional office space environment.

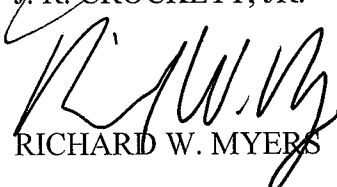
As mentioned above, our firm went to considerable expense to purchase land just to satisfy the City's concerns regarding parking requirements for our office addition. We think it would be highly inappropriate to grant the applicant any waivers for parking, streetscape or landscape standards.

Thank you for taking our concerns into consideration when you deliberate this applicant's request.

Sincerely yours,  
CROCKETT & MYERS



J. R. CROCKETT, JR.



RICHARD W. MYERS

# MESSAGE CONFIRMATION

09/11/2008 14:33  
ID=CROCKETT & MYERS

DATE	S,R-TIME	DISTANT STATION ID	MODE	PAGES	RESULT
09/11	00'21"	3857268	TX	02	OK 0000

09/11/2008 14:32 CROCKETT & MYERS → 3857268 NO. 720 001

**Crockett  
& Myers**  
Attorneys at Law

J. R. Crockett, Jr.  
Certified Civil Trial Advocate  
National Board of Trial Advocacy

September 11, 2008

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