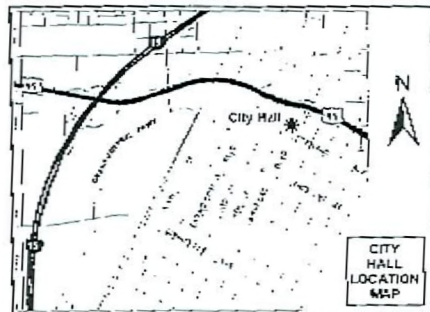


**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

F-081
P.001/001
T-006
+702 878 7200
FROM: whalen group
08:18AM
AUG-18-08

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-29014

Planning Commission Meeting of 8/28/2008

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FIRST CLASS



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MAILED FROM ZIP CODE 89101
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AUG 15 2008

16304715010
WHALEN ALBERT L
2130 DIAMOND BAR DR
LAS VEGAS NV 89117-1952

Case: VAR-29014

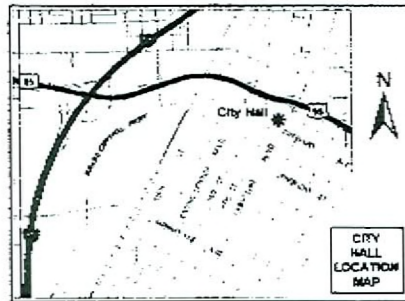
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26A

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

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT
 this Request

☐ I OPPOSE
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Please use available blank space on card for your comments.

VAR-29014

Planning Commission Meeting of 8/28/2008

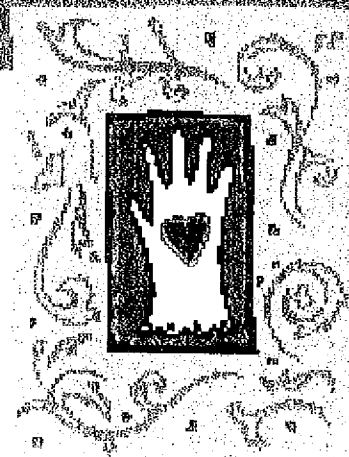
16304811011
 CIANCHETTI DINA M
 2241 DIAMOND BAR DR
 LAS VEGAS NV 89117-1934

Case: VAR-29014

FAVDES11 89117

|||||

26A



August, 12th 2008

Dear Mr. [illegible],

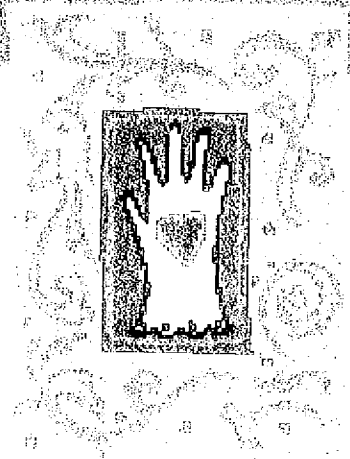
We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Ed D. Busse - Shirley Walls
Address 2101 Diamond Dr
Phone 697-0894

Good
Luck

Submitted at Planning Commission
Date 8/28/08 Item # 26
B. [illegible]



August, 12th 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name MARCO BENVENUTI

Address 2230 DIAMOND DR

Phone 607 - 280 - 8607



August, 12th 2008

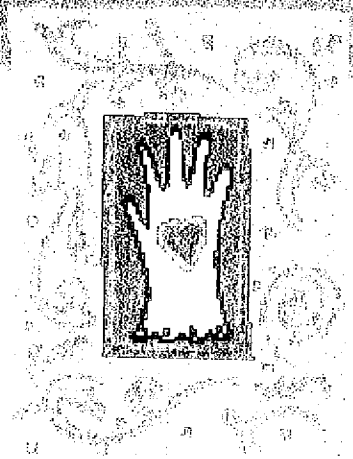
We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Pam & Debbie Guy

Address 7850 Dana Pt. Ct.

Phone 702-499-5281



August, 12th 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name

Paul Lafemina

Address

2211 Diamond Ber Dr

Phone

325 5806

August, 12th 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name

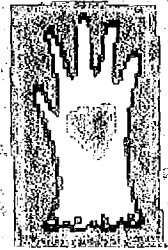
Howard Nasham

Address

2290 Diamond Blvd

Phone

505-2535



August, 12th 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name MICHAEL RYAN
Address 8800 DIAMOND BAR DR.
Phone (702) 253-1611



August, 12th 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Wanda G. G. G.

Address 2100 S. 1st St. Apt. 101

Phone 703-555-1234

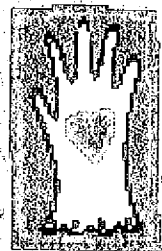


August, 12th 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Heidi Hopper
Address 2000 Diamond Bar
Phone 702 ~~887~~ 341-5227



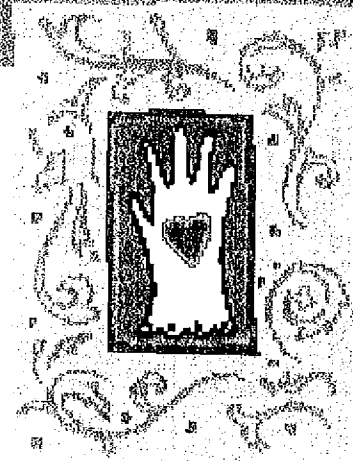
August, 12th 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Arthur Al Whalen
Address 2130 Diamond Bar Dr
Phone 254-3651

Jeannie Russo



August, 12th 2008

In Mission,

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely,

Name Michael Pascher
Address 2037 Diamond Bar
Phone 363-6939



August, 12th 2008

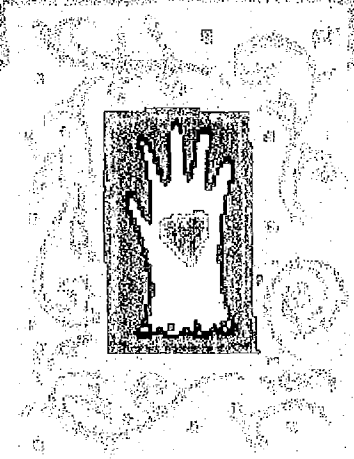
We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely,

Name Terry Lawrence Dina Cinchetti

Address 2241 Diamond Bar Drive

Phone 702 360-2213



August, 12th 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name Kelly Collins
Address 2001 Diamond Bar Dr, LV, NV 89117
Phone 460-1995

August, 12th 2008

We support The Federico Family & their request for a Variance for the additional 2 car garage with 10foot driveway.

Sincerely ,

Name CYRUS & SARAY KAVOOS:

Address 2210 DIAMOND AVE

Phone 831-818-5983

WHY VAR-29014 SHOULD BE DENIED

8/28/08 10:42 AM

WHY VAR-29014 SHOULD BE DENIED

1. IT WOULD RUIN THE OVERALL SPACIOUS CLEAN LOOK OF THIS ESTABLISHED ALL CUSTOM HOMES NEIGHBORHOOD. HOMES IN THIS AREA RANGE FROM HALF-2 ACRE LOT SIZES. THEY ARE OLDER HOMES BUT THEY HAVE BEEN VERY WELL MAINTAINED.
2. AN ADDITION OF A 2-CAR GARAGE WOULD RUIN THE VERY PRIVATE FEELING THAT YOU GET FROM LIVING IN THIS NEIGHBORHOOD. CURRENTLY THE NEIGHBORHOOD IS SET UP AS FOLLOWS; HOME-GARAGE-HOME GARAGE ETC. MANY OF THE HOMES HERE HAVE 2-3 CAR GARAGES. MANY HAVE VERY LARGE DRIVEWAYS OR SET BACKS.
3. ADDING A 2-GARAGE TO A HOUSE THAT ALREADY HAS AN EXISTING 2-CAR GARAGE WOULD MAKE IT VERY DIFFICULT TO BACK OUT OF ONE'S DRIVEWAY. THIS WOULD CREATE A SAFETY ISSUE THAT NEVER EXISTED BEFORE. AT LEAST THREE DRIVEWAYS WOULD BE NOW CONVERGING TO THE MAIN STREET AREA. PLEASE SEE ATTACHED PHOTOS
4. THE CURRENT FINANCIAL (DOWNWARD SPIRAL AND FORECLOSURES) CONDITIONS THAT EXIST NATIONWIDE IN THE REAL ESTATE INDUSTRY NOW MORE THAN EVER DICTATE THAT ANY PROSPECTIVE CHANGES MADE TO AN EXISTING NEIGHBORHOOD BE CAUTIOUSLY REVIEWED BECAUSE IT COULD POSE A POSSIBLE DETERRENT TO A PROSPECTIVE BUYER LATER ON.
5. ASK ANY REALTOR WHAT SELLS A PROPERTY? THE ANSWER WILL BE "LOCATION, LOCATION. LOCATION...." ALONG WITH LOCATION IS HOW DO THE OTHER HOMES IN THE AREA COMPARE IN REGARDS TO LANDSCAPE, CURB APPEAL, ETC. IF YOU WERE TO DRIVE THIS NEIGHBORHOOD AND OTHER STREETS IN A TWO-FIVE MILE RADIUS YOU WILL NOT SEE ANYTHING THAT EXISTS THAT WAS AN ADDITION TO CURRENT PROPERTY AS REQUESTED IN VARIANCE #29014

Submitted at Planning Commission

Date *8/28/08* Item *26*

6. IN CONCLUSION, ALTHOUGH SOME IMPROVEMENTS ARE AN ENHANCEMENT NOT ONLY FOR THE PERSON MAKING THE CHANGES, BUT ALSO FOR THE ENTIRE COMMUNITY, IN THIS INSTANCE THAT IS NOT THE CASE. THEREFORE, WE RESPECTFULLY REQUEST THAT VARIANCE #29014 BE DENIED.

PLEASE SEE ATTACHMENTS 1-6

1. VIEW FROM 2131 DIAMOND BAR DRIVE LOOKING NORTH ON DIAMOND BAR FROM THE CORNER OF O'BANNON AND DIAMOND BAR TOWARD THE END OF THE CUL-DE-SAC

2. VIEW (TOP PICTURE) IS 2131 DIAMOND BAR DRIVE SHOWING GARAGES AND THEIR SET BACK
VIEW (BOTTOM PICTURE) 2100 DIAMOND BAR DRIVE SHOWING GARAGES

3. VIEW (TOP PICTURE) 2060 DIAMOND BAR DRIVE SHOWING DRIVEWAY, GARAGES IN BACK
VIEW (BOTTOM PICTURE) 2130 DIAMOND BAR DRIVE VIEW OF GARAGES AND DRIVEWAY

4. VIEW OF 2000 DIAMOND BAR DRIVE VIEW OF GARAGES AND DRIVEWAY

5. VIEW OF 2061 DIAMOND BAR DRIVE (HOUSE FOR WHICH VARIANCE #29014 IS BEING SOUGHT). VIEW SHOWING INTENDED SIGHT OF ADDITIONAL 2-CAR GARAGE
VIEW OF 2100 DIAMOND BAR DRIVE LOOKING TOWARD 2101 DIAMOND BAR DRIVE SHOWING CURRENT CONFIGURATION WHICH WILL BE ALTERED SO THAT NEW DRIVE WAY OF 2061 DIAMOND BAR DRIVE WILL CONVERGES WITH 2100 DIAMOND BAR DRIVEWAY. THIS WILL GROSSLY ALTER THE CHARACTER OF THE STREET AS WELL AS ELIMINATING EXISTING LANDSCAPE GIVING THE BLOCK A GROSSLY MORE INDUSTRIAL LANDSCAPE. SUCH AN INDUSTRIAL LANDSCAPE IS NOT IN KEEPING WITH CURRENT LOVELY SUBURBAN SETTING.

6. VIEW OF 2061 DIAMOND BAR DRIVE SHOWING EXISTING 2 CAR GARAGE AND DRIVEWAY WHICH CLEARLY DOES NOT IMPEDE THE FLOW OF TRAFFIC AND WHICH IS IN KEEPING WITH THE CHARACTER OF THE NEIGHBORHOOD.







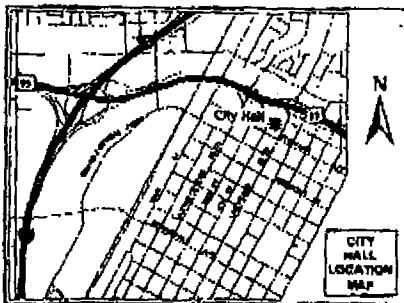






Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-29014

Planning Commission Meeting of 8/28/2008

Shady Walls

Ed DiBlase

702-697-0894

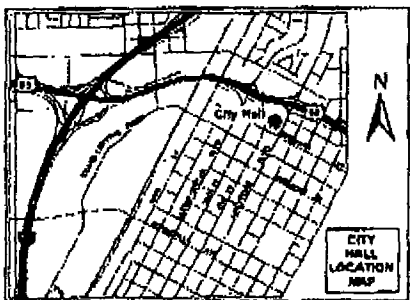
2101 Diamond Bar

Las Vegas, NV.

89117

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

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VAR-29014

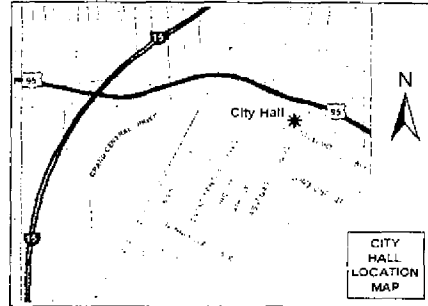
Planning Commission Meeting of 8/28/2008

Submitted at Planning Commission

Date *8/28/08* - Item *26*

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

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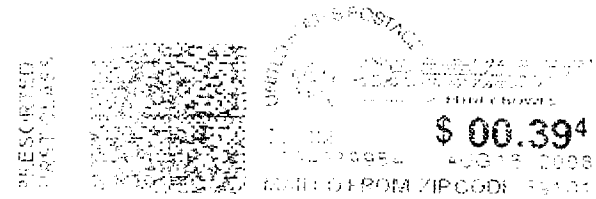
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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VAR-29014

Planning Commission Meeting of 8/28/2008



AS FAR AS I CAN TELL
NO ONE IN THE IMMEDIATE
AREA ~~AREA~~ HAS SUCH A
SETBACK. THIS ALSO
VIOLATES THE DEED CC&R'S
THAT WERE SIGNED WITH PURCHASE
OF THE HOUSE.

Case: VAR-29014
16304811010
DELIO THOMAS
P O BOX 371087
LAS VEGAS NV 89137-1087

PAID \$11.00

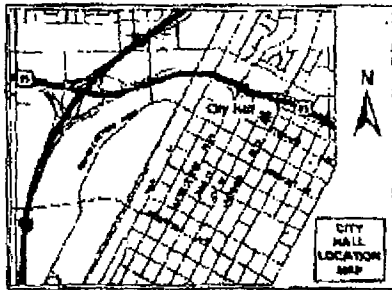


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Date	Item
	20

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731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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VAR-29014

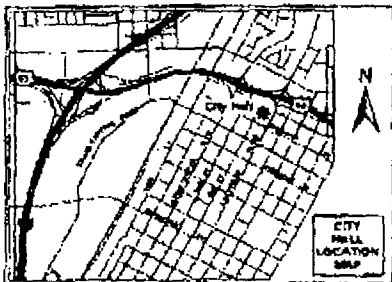
Planning Commission Meeting of 8/28/2008

BCKO Trust
2100 DIAMOND BAR DR
LAS VEGAS, NV 89117

Submitted after final agenda

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

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☐

I SUPPORT
this Request

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I OPPOSE
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Planning Commission Meeting of 8/28/2008

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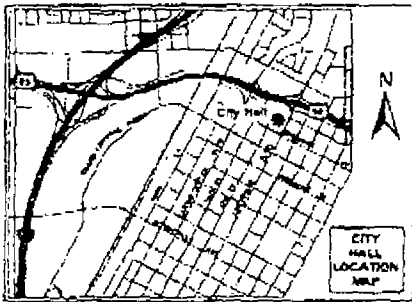
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Item

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P*

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

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I OPPOSE
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VAR-29014

Planning Commission Meeting of 8/28/2008

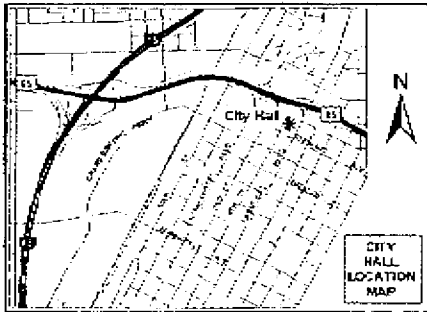
Lou Christian Nevada Trust
Peter & Rita Papas
2060 Diamond Bar Dr
Las Vegas, N.V. 89117

Submitted after final agenda
Date
Item <i>24</i>

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

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I SUPPORT
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I OPPOSE
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VAR-29014

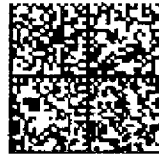
Planning Commission Meeting of 8/28/2008

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Date
Item
26

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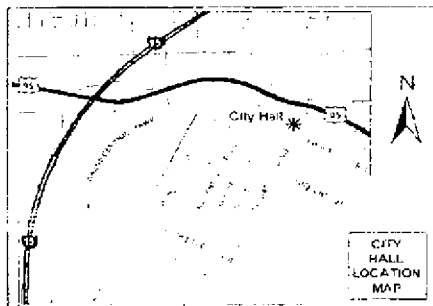
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 MAILED FROM ZIP CODE 89101

16304813005
 NELSON FAMILY TRUST
 9030 W SAHARA AVE #138
 LAS VEGAS NV 89117-5744

Case: VAR-29014

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

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☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-29014

Planning Commission Meeting of 8/28/2008



I believe a structure of this type will have an impact property values in our street. We live on wide almost 1/2 acre lots and I believe a garage this close to the street will distract on a wide avenue.

16304715001
 CIAGLIA ANTHONY
 2131 DIAMOND BAR DR
 LAS VEGAS NV 89117-1953

Case VAR-29014

not be an expense. They should incorporate this structure into their existing house. Anthony Ciaglia

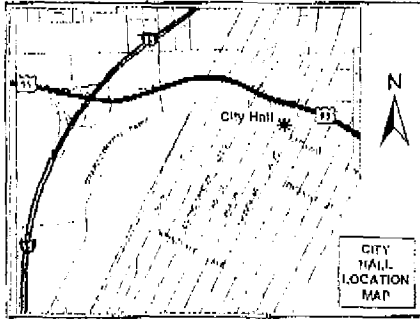
FAVDE11 89117

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 Date
 Item 26

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

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I SUPPORT
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I OPPOSE
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Planning Commission Meeting of 8/28/2008

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16304717005 Case: VAR-29014
 GARNICK 2000 LIVING TRUST
 10 KINGWOOD CIR
 HILLSBOROUGH CA 94010-7367

FAXES 11 94010



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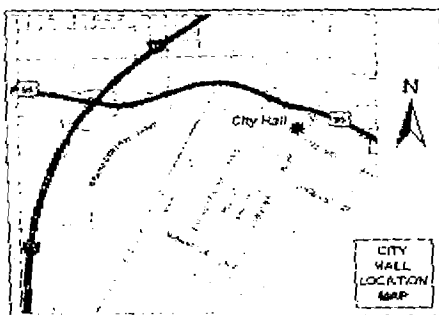
Submitted after final agenda

Date

Item

26
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☒ I SUPPORT this Request ☐ I OPPOSE this Request

VAR/29014

Planning Commission Meeting of 8/28/2008

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FIRST CLASS



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Case: VAR-29014
16304811001
FRYE RONALD W & DEBBIE M
7850 DANA POINT CT
LAS VEGAS NV 89117-1927