



Dr. Stephanie Youngblood
CHIROPRACTOR

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Honorable Mayor Oscar Goodman
City of Las Vegas
City Hall
Stewart Street
Las Vegas, NV 89101

Protest

Dear Oscar,

For the past several years, I have owned a property at 803 South 6th Street. It was once a great private residence and is now used as a professional office. I have spent considerable time and money to retain the charm and character of this property, consistent with the rest of the other professional offices in the neighborhood. It has served me well and appreciated in value considerably. When I purchased the house, I was particularly drawn to the tree-lined streets, which were a nod to the rich but diminishing history of early Las Vegas. The Las Vegas building code called for a residential look to all new developments in the area, so I relied on that for what I thought would be the long-term look. Generally, the lawyers and other professionals have done a good job keeping the look that we all bought into. So it is my intention to voice my objection to yet another unrealistic, overly ambitious, out-of-character, five-story, mixed-use, overbuilt proposal at the corner of 7th, across from the Las Vegas Academy. VAR 29730, SUP 29306, SDR 29051. Applicant, Tower Realty.

You may recall this from another recent application where the developer was adamant about saving the historic Pop Squires, and was proposing to relocate it to the 3rd floor, completely intact. That realtor is currently under indictment for the largest case of mortgage fraud in the history of the state. Nevertheless, this new proposal calls for the demolition of that great home, which was pristine. It was the long-time home of Mary Jane Jarvis and Chef Andre. It still has great adaptive potential as professional. The vacant lot next to it has been neglected by the current owner, and has had graffiti on the old sign announcing the last project for some time. The landscaping has been allowed to die, and no attempt has been made to keep the property from looking dilapidated. I would not call that a good steward of the property. Now they want to demolish the other two houses to make way for their unattractive and overbuilt building. Does anyone really think that this will be financed and built in this market? What I fear we will end up with is yet another vacant, neglected parcel which will bring down the value and appreciation of this special neighborhood. There are many other parts of downtown for this type of project. But not here. Please send a message to all these wide-eyed land spectators, that they need to honor their properties with maintenance, build according to code and consider their neighbors when seeking these entitlements. Perhaps that's all their seeking, a flip. Meanwhile, we end up with a hole. Why not require them to keep property up and no demo until such time as they pull building permits? Better yet, just deny this outright.

On a personal note, it was nice sitting next to you at Spago's and hearing about your mob museum.

Sincerely,

Dr. Stephanie Youngblood
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CC: Planning & Development
November 5th City Council

500 South Rancho
Quail Orient
Suite E-9
Las Vegas, Nevada 89106
702-870-8060
Fax 702-870-4844

Submitted after final go.

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