

**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**



CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

Phone/Fax: 702-877-2438

11 February 2009

FROM: CNP

TO: Planning Commission Chairman TROWBRIDGE, Vice Chair, TRUESDELL and Commissioners GOYNES, EVANS, QUINN, ELLSWORTH, and BUCKLEY

Please consider our comments and concerns as you determine your vote on the following agenda items tomorrow evening.

#12 GPA-27003 We ask that our ward representatives have additional time and request one more abeyance.

#14 SUP-32748 We request your NO vote on both waivers. Know that the hour of 9 PM was not established carelessly. Regarding the 2nd, this brings to mind the former 'hole in the wall gang'.

#15-#20 inclusive We request your APPROVAL of this asset to our town.

#26 ZON-32740 We request your APPROVAL of this additional enhancement for this LV community.

#32 SUP-32748 We request your NO vote on both the 11PM request—see comments on #14. Please add a NO vote on the distance separation also.
We have visited both the W.Cheyenne and Ft.Apache/Charleston sites.

#36 SDR-32732 We consider this project with the waiver should receive your YES vote.

#38 SDR-32826 We ask for your YES vote, but are concerned about the number of parking spaces—we trust that at least 1/3 of those vehicles will be cruising our neighborhoods—not parked at the site.

President, June Ingram
Secretary, Vicki Arnold and Board

June Ingram
CNP President

Submitted after final agenda

Date *2/11/09* Item *#14*

BOARD & ADVISORY MEMBERS

Dennis Ardine-Vicki Arnold-Dick Brutton-Juanita Clark-Miriam Egan-Danielle Hanslip-Rose Honrath-June Ingram-Rick Johnson-

#14
P



Boca Park Market Place, LLC

Doug Rankin
City of Las Vegas
Planning and Development
271 S. Fourth Street
Las Vegas, Nevada 89101

January 8, 2009

RE: SUP -32148 SUP- Summerlin Massage NV, LLC

On behalf of Boca Park Market Place, we respectfully request the withdrawal of the above application from the January 8, 2009 Planning Commission Agenda. This item is in violation of exhibit D Section 1.4 of Declaration of Restrictions and Operation and Easement Agreement recorded on October 22, 1998 with the Clark County Recorder (book no. 981022 inst. No. 01589).

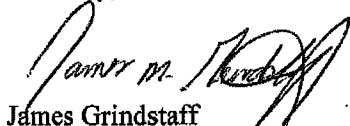
Section 1.4 "City of Las Vegas Requirements" states "...development within the Boca Park Marketplace must comply with both the standards outlined in this document as well as any and all City ordinances or requirements subject for the review and approval by "architectural review", Use Permit", "Variance", or other submittal process as required by the City of Las Vegas Planning and Development. However, the submittal requirements outlined above is section 1.3 MUST BE reviewed by the Boca Park ARC prior to pursuing the required submittals for the City of Las Vegas.

Additionally, the applicant JMK/ Boca Pad, LLC is in violation of the original purchase and sales agreement, and the Master Development plan between Charleston Associates, and the City of Las Vegas.

Furthermore, Euphoria was granted an exclusive on massage for the entire shopping Center know as Boca Park Market place.

Lastly, as the developer it our responsibility to ensure the all the tenants have the best possible environment for success. As such allowing two massage establishments within the Boca Park Market Place will place unreasonable competition within the center. It is for this very reason that we grant exclusives and enforce them through the instrument of an OEA and Master Development Plan.

Sincerely,



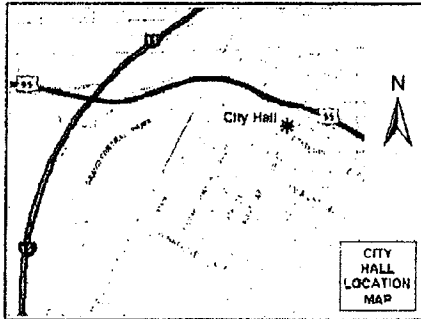
James Grindstaff
Vice President, Planning

Submitted at Planning Commission

Date 1/8/09 Item: 44

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



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.

SUP-32148

Planning Commission Meeting of 1/8/2009

RECEIVED

JAN 06 2009

13832813040
COLEMAN LAWRENCE
8636 INWOOD DR
LAS VEGAS NV 89145-4801

Case: SUP-32148

JAN 06 11 45 14

|||||

Submitted after final agenda

Date

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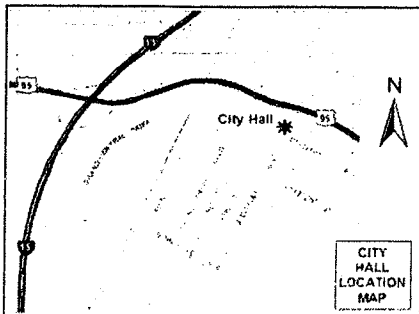
Item

44

44
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1-8-09

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

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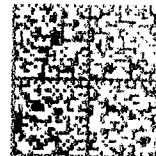
SUP-32148

Planning Commission Meeting of 1/8/2009

JAN 06 11 45 AM '09



PRESORTED
FIRST CLASS



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JAN 06 2009

13832819225
GENTILE MICHELLE A
121 EMERALD FOREST ST #201
LAS VEGAS NV 89145-3989

Case: SUP-32148

Submitted after final agenda

Date

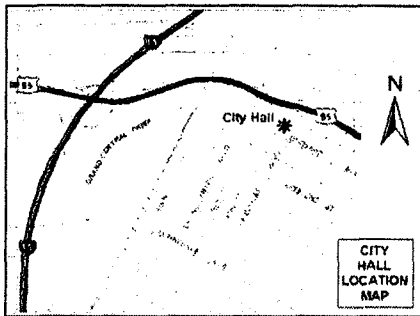
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Item

44

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SUP-32148

Planning Commission Meeting of 1/8/2009

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JED PROPERTY L L C
3355 S HIGHLAND DR #112
LAS VEGAS NV 89109-3490

Case: SUP-32148

JAVDS11 89109



Submitted after final agenda

Date

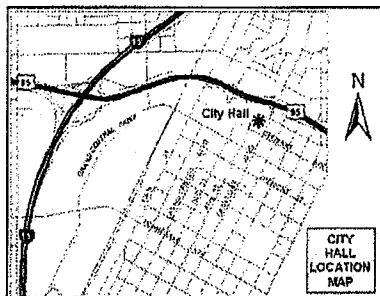
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Item

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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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SUP-32148

Planning Commission Meeting of 1/8/2009

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 LAS VEGAS NV 89109-3490

Case: SUP-32148

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Submitted after final agenda

Date

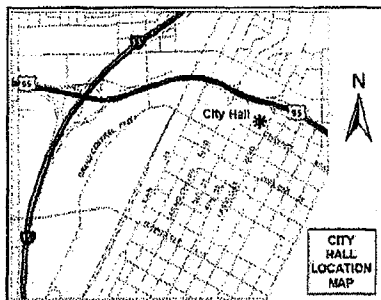
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Item

44

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

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SUP-32148

Planning Commission Meeting of 1/8/2009

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13832412017 Case: SUP-32148
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 LAS VEGAS NV 89109-3490

JAN 02 2009



Submitted after final agenda

Date

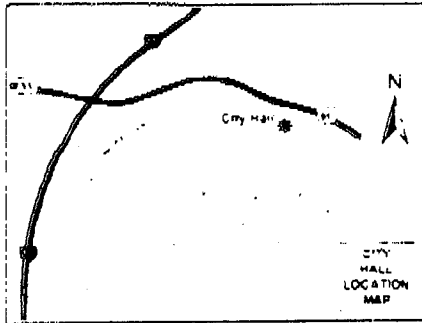
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Item

44

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

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SUPPORT
this Request



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SUP-32148

Planning Commission Meeting of 1/8/2009



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FORLANO LESLIE
1124 OLD COURSE LN
MOUNT PLEASANT SC 29466-6943

Case SUP 32148

PAGE 01

ANTHONY J FORLAND

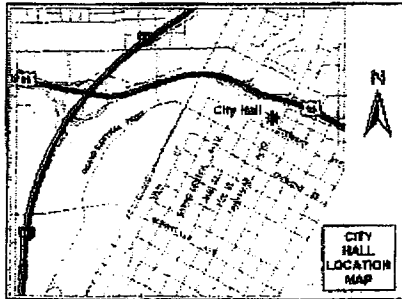
12/30/2008 20:37 8434168354

Submitted after final agenda

Date **P** Item **44**

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

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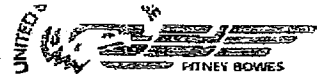
Is this a joke!

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SUP-32148

Planning Commission Meeting of 1/8/2009

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GAY NANCY S
608 AMPERE LN
LAS VEGAS NV 89145-4878

Case: SUP-32148

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Submitted after final agenda

Date

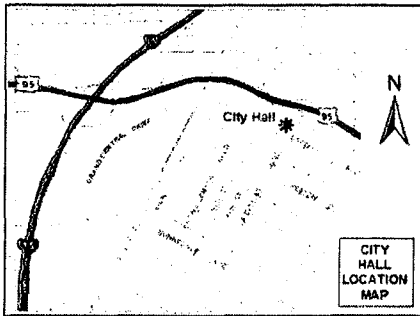
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Item

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

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SUP-32148

Planning Commission Meeting of 1/8/2009

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*This is not a good idea
for our community!*

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JAN 02 2009

16305512010
WOLFLA SUSAN
8701 PAVIA DR
LAS VEGAS NV 89117-1109

Case: SUP-32148

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Submitted after final agenda

Date

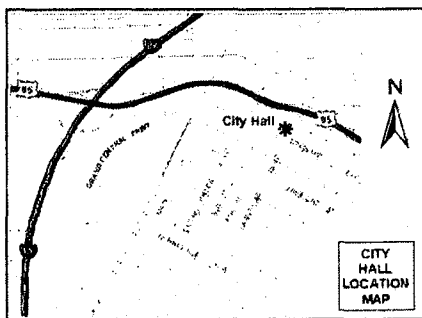
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Item

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City of Las Vegas
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SUP-32148

Planning Commission Meeting of 1/8/2009

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 KIGER MICHAEL & JAMIE
 9301 VERLAINE CT
 LAS VEGAS NV 89145-8688

Case: SUP-32148

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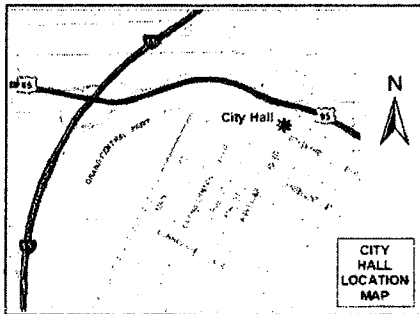


Submitted after final agenda

Date **P** Item **44**

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

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SUP-32148

Planning Commission Meeting of 1/8/2009

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13832213206
KIGER MICHAEL W & JAMIE L
9301 VERLAINE CT
LAS VEGAS NV 89145-8688

Case: SUP-32148

JAN 02 11 49 14 5



Submitted after final agenda

Date

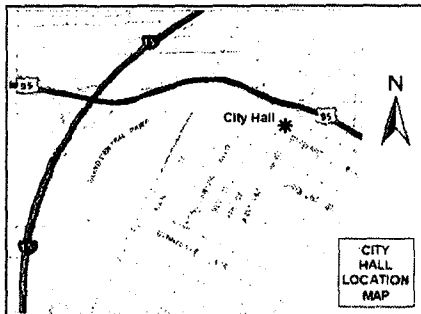
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Item

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City of Las Vegas
Planning & Development Department
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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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Please use available blank space on card for your comments.

SUP-32148

Planning Commission Meeting of 1/8/2009

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JAN 02 2009

16305512006 Case: SUP-32148
ROLFES RAYMOND C & WILLA C
8712 PAVIA DR
LAS VEGAS NV 89117-1108

JAN0511 29117



Submitted after final agenda

Date

P

Item

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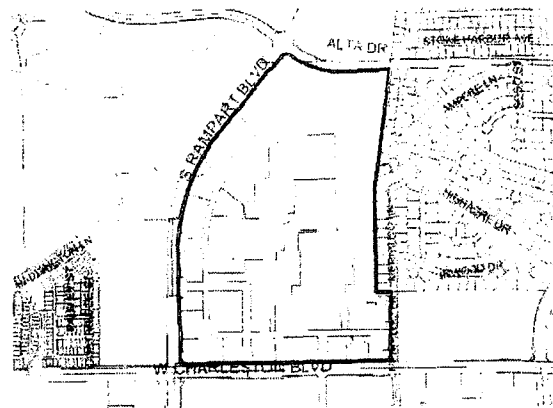
Application Information

SUP-32148 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER:
JMK/BOCA PAD, LLC - Request for a Special Use Permit FOR A
PROPOSED 3,193 SQUARE-FOOT MASSAGE
ESTABLISHMENT WITH WAIVERS TO ALLOW FOR THE
ESTABLISHMENT TO REMAIN OPEN UNTIL 10:00 P.M.
WHERE 9:00 P.M. IS THE LATEST ALLOWED AND TO
ALLOW FOR A ZERO-FOOT DISTANCE SEPARATION FROM
ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET
IS THE MINIMUM DISTANCE REQUIRED at 8950 West
Charleston Boulevard, Suite #7 (APN 138-32-412-026), C-1 (Limited
Commercial) Zone, Ward 2 (Wolfson)

*THIS IS NOT AN APPROPRIATE
 LOCATION FOR THIS ESTABLISHMENT...
 AND ANY WAIVERS MAKE THIS PROPOSAL
 UNACCEPTABLE.*

Howard A. Revocable

Application Location



The proposed project may not pertain to the entire highlighted project site.

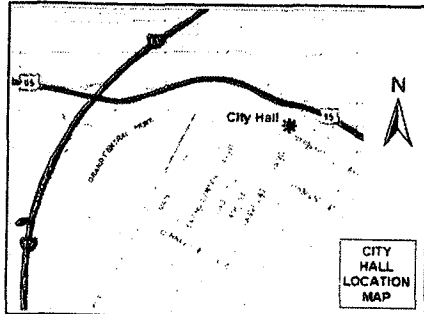
Public Hearing Information

Meeting: Planning Commission
Date: January 08, 2009
Time: 6:00 P.M.
Location: City Council Chambers
 400 Stewart Avenue
 Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

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
 this Request

Please use available blank space on card for your comments.

SUP-32148

Planning Commission Meeting of 1/8/2009

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13832415085
 CORR HOWARD A REVOCABLE TR AGMT
 993 COATBRIDGE ST
 LAS VEGAS NV 89145-8526

Case: SUP-32148

Submitted after final agenda

Date P Item 44

JAN 08 2009 11 45 145

13832415085

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.

SUP-32148

Planning Commission Meeting of 1/8/2009

DEC 30 2008

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M D J L S PROPERTIES L L C
8710 W CHARLESTON #100
LAS VEGAS NV 89117-5467

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Abstract

#44
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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
this Request

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WE
OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-32148

Planning Commission Meeting of 1/8/2009

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533 AMPERE LN
LAS VEGAS NV 89145-4874

Case: SUP-32148

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#44
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Case: SUP-32148

**Hochschule Niederrhein
University of Applied Sciences**

#44
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702-450-7569

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

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DEC 30 2008

Case: SUP-32148
13832819195
BORGNA REAL ESTATE THREE LLC
10624 S EASTERN AVE #A-124
HENDERSON NV 89052-2982

JAVDS11 89052

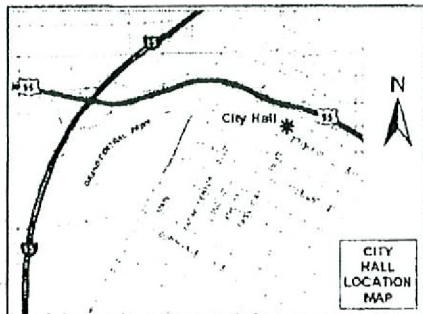


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I OPPOSE
this Request

Please use available blank space on card for your comments.

Planning Commission Meeting of 1/8/2009

DEC 30 2008

13832819007
VEGAS IT TECHS INC
P O BOX 35006
LAS VEGAS NV 89135-5006

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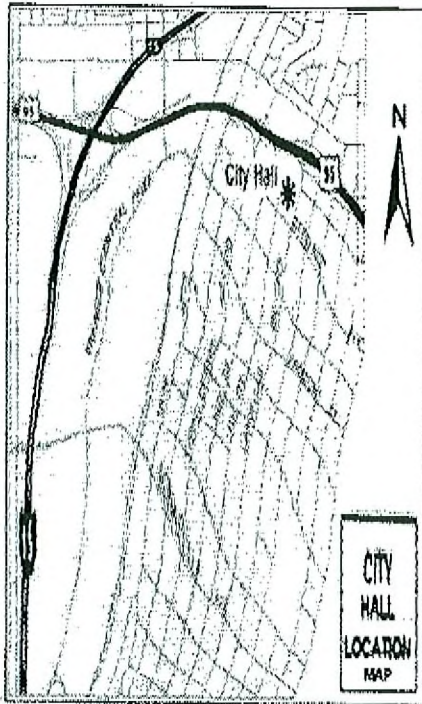
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City of Las Vegas
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 Las Vegas, Nevada 89101-2986

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 DEC 30 2008

Case: SUP-32148
 13832613007
 HOOGE JOHN L & JUDITH M
 8620 HIGHLAND VIEW AVE
 LAS VEGAS NV 89145-5708

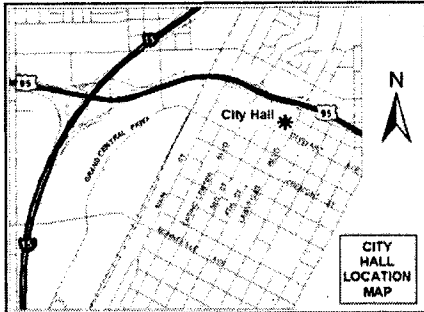
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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

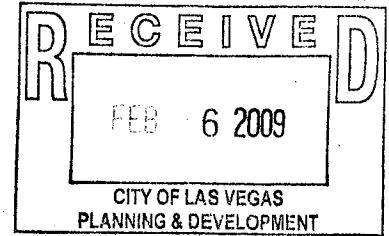


I OPPOSE
this Request

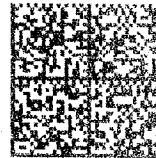
Please use available blank space on card for your comments.

SUP-32148

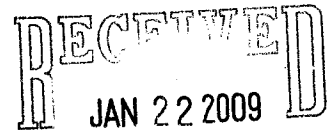
Planning Commission Meeting of 1/8/2009



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FIRST CLASS



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8324 W CHARLESTON BLVD #2070
LAS VEGAS NV 89117-9208

Case: SUP-32148

JAN 23 11 49 11 7



Submitted after final agenda

Date A Item 14