

David E. James email: jamesdcs@gmail.com
 7532 Holloran Court Las Vegas NV 89128-0206
 Mobile Telephone: 702-595-1209 • Home telephone: 702-256-6490 • Office phone: 702-895-5804

Las Vegas City Council
 400 Stewart Avenue
 Las Vegas, Nevada 89101

May 3, 2009

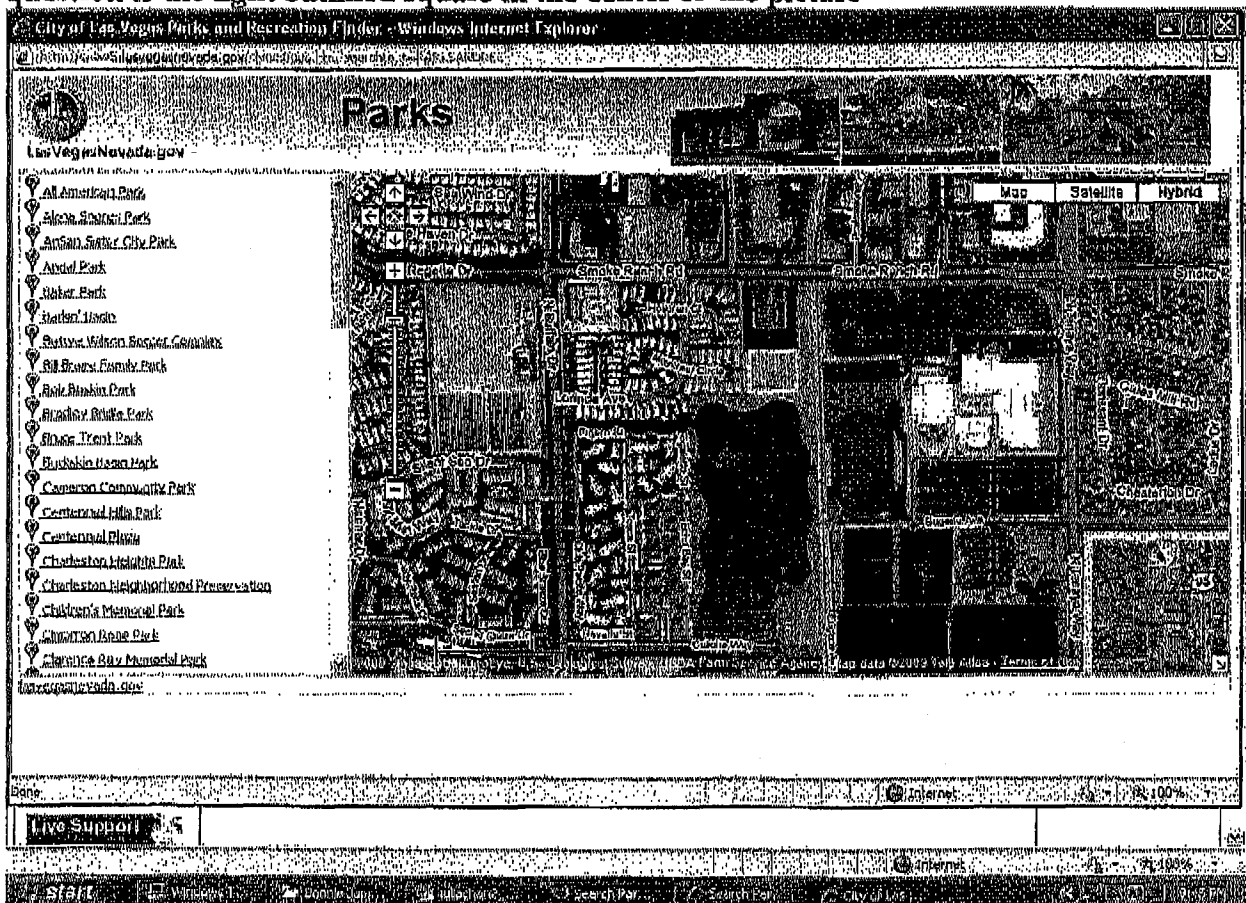
Re: City Council Meeting 5/6/2009 VAR-32553 and SUP-32552 – Statement of Opposition

Dear Members of the City Council,

Thank you for the opportunity to address the council on Applicant/Owner's, Smoke Ranch Development LLC's request for a Variance to allow a one-foot setback along the south perimeter of their parcel where 25 feet is required.

We are residents of the Expressions Development just to the west of this parcel, and oppose this request. The parcel in question is shown in an aerial view in the distant and close up photos below:

Photo 1: Distant Photo, showing surrounding properties and street names. Parcel in question is the light outlined square in the center of the picture



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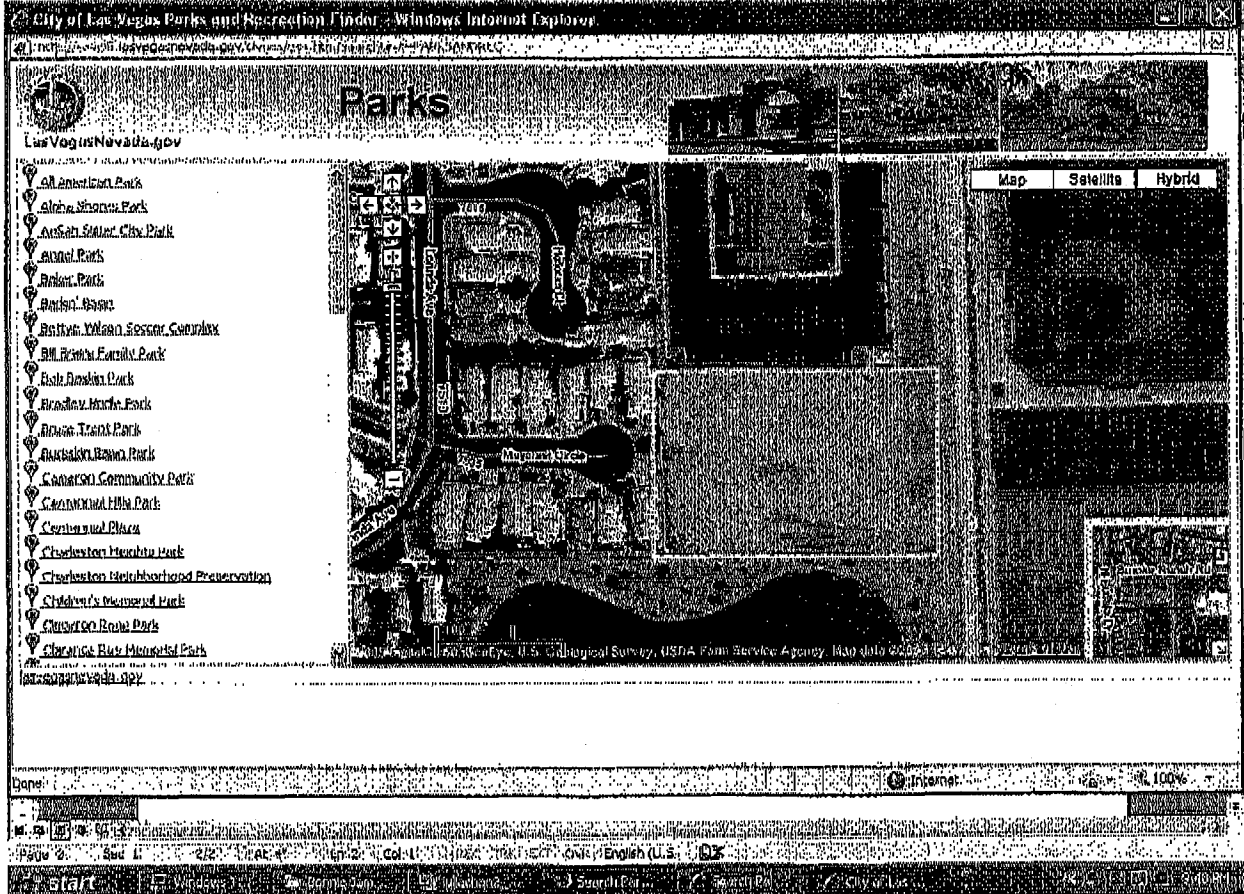
RECEIVED
 CITY CLERK

Submitted after final agenda

Date 5/4/09 Item 101A501

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Photo 2: Close up photo of outlined parcel



The following land uses border parcel in question:

- a) To the south, a portion of the Bettye Wilson Soccer complex
- b) To the west, a portion of the Expressions development with residential addresses on Maycrest Circle
- c) To the north, Church of Jesus Christ Latter Day Saints at 7401 W. Smoke Ranch Road
- d) To the east, drainage canal and portions of the playing fields for Cimarron Memorial High School

We believe that the setback variances requested would adversely affect activities held in the soccer complex to just to the South of this parcel. Photo 1 shows that there is an athletics field with backstop that abuts the southern end of the Applicant/Owner's parcel. Portions of the playing field come to within 15 feet of the current boundary. As the applicant requests, in SDR-32555, a waiver to allow a zero-foot landscape buffer along the east, south, north and a portion of the west perimeter, where 8 feet is required, it is plain that Applicant/Owner intends with VAR-32553 and SUP-32552 to create circumstances where it is possible to erect structures right on the boundary of the property. It is this proximity to the public playing field that I believe is not in the best interest of the public that uses the complex.

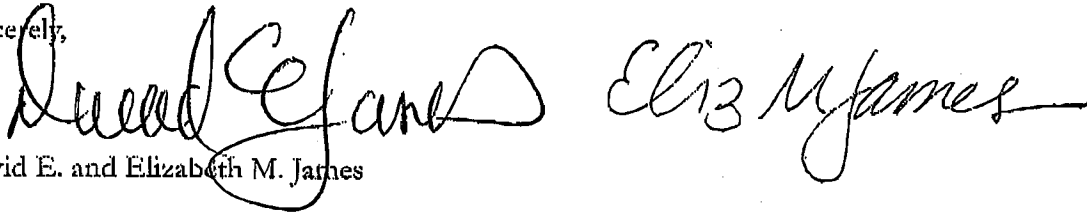
We do not oppose development on this parcel, but do oppose development that crowds the boundaries of the parcel and degrades the property values and activities of land owners and users on the above-identified parcels a),b),c) and d).

May 3, 2009

We urge the Applicant/Owner to return to the Council with an application that is consistent with current zoning and set back requirements. A landscaped one-story Office complex that complies with current set back requirements would be consistent with the Master Plan and acceptable to us.

Thank you for the opportunity to be heard on this matter.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature, on the left, is 'David E. James' and the second, on the right, is 'Elizabeth M. James'. Both are written in a cursive, flowing style.

David E. and Elizabeth M. James