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

2009 MAY -4 A 10: 36

May 3, 2009

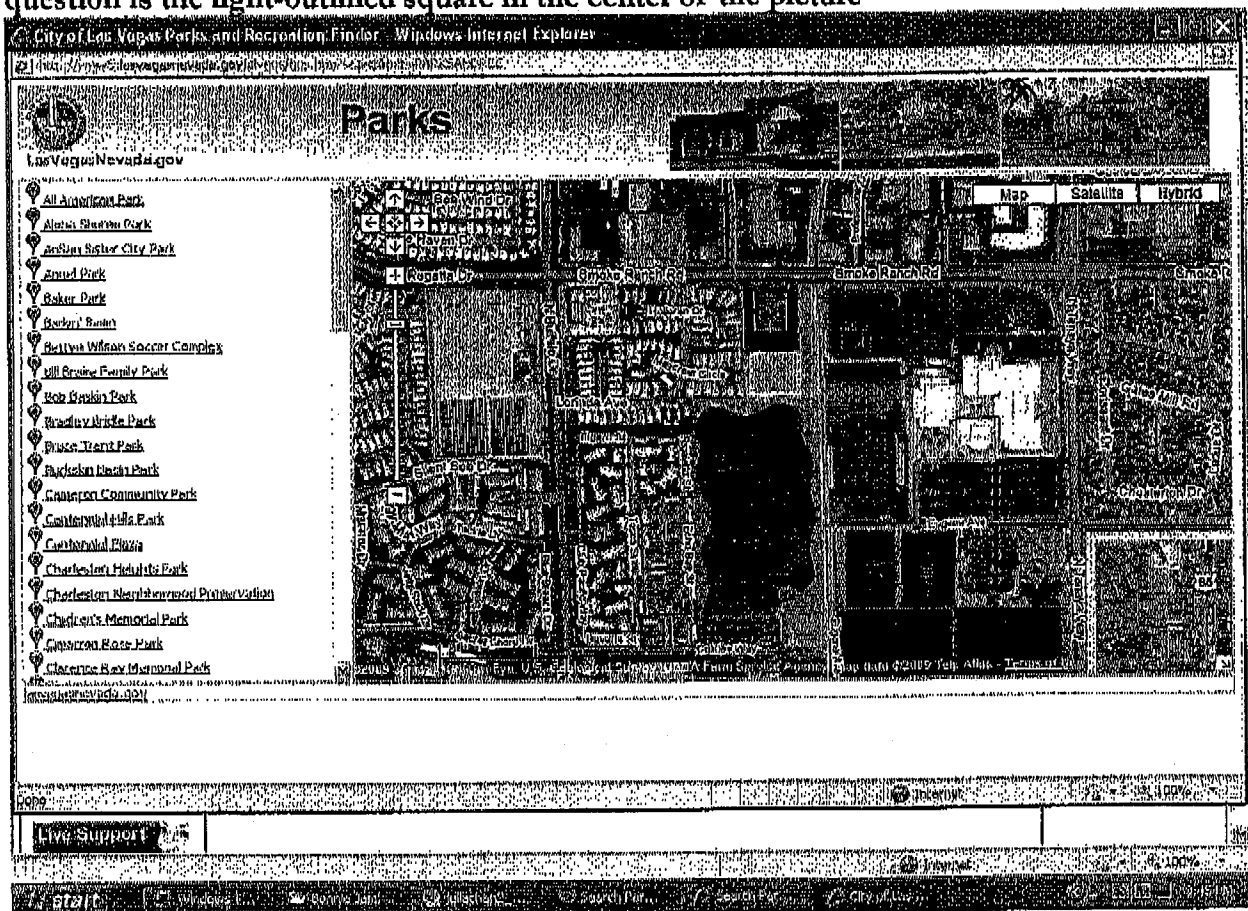
Re: City Council Meeting 5/6/2009 SDR-32555 – Statement of Opposition

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 SDR-32555 for a Site Development Plan Review for a proposed mini-storage facility with 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 on 2.63 acres adjacent to the South Side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive, Ward 4, Steinman

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 aerial Photos 1 and 2 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

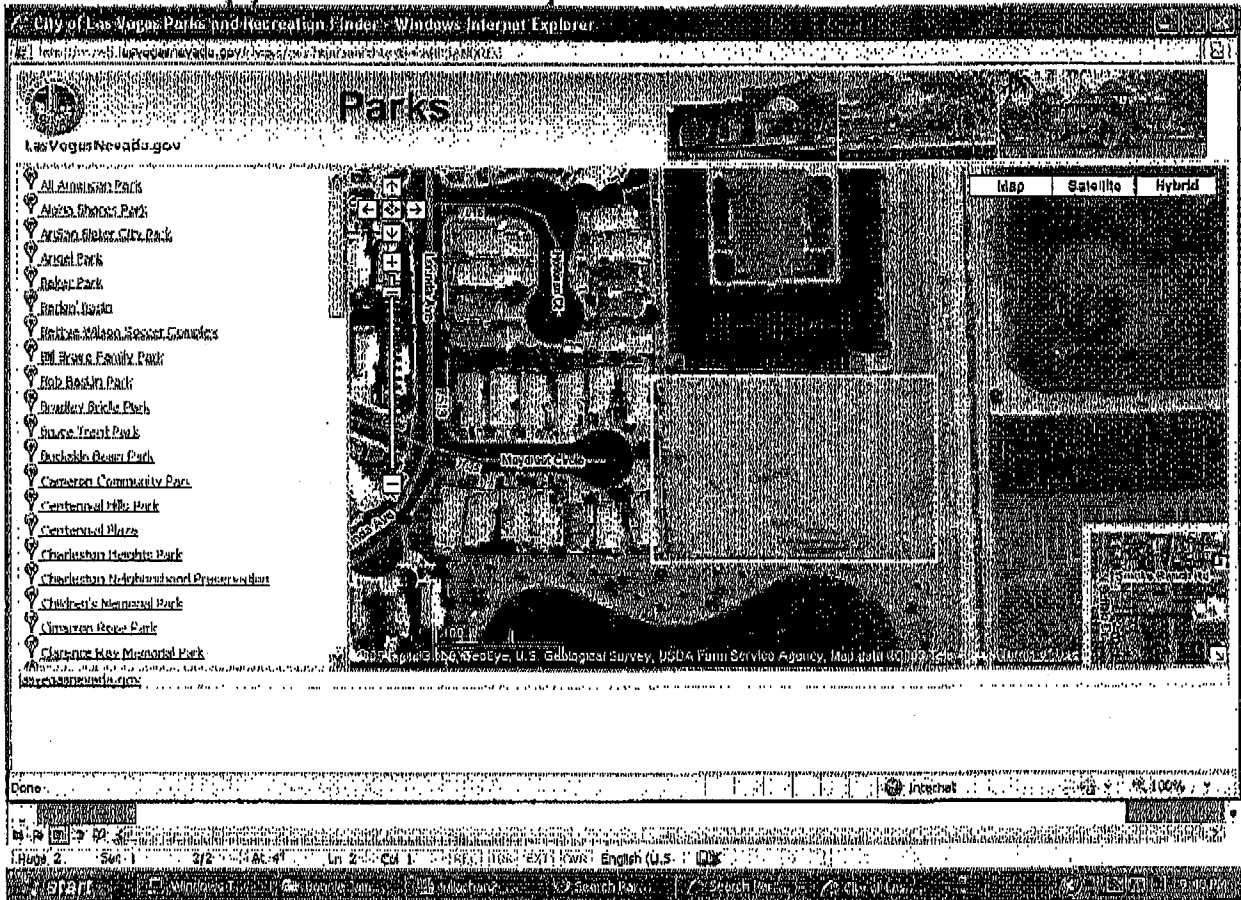


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Photo 2: Close up photo of the outlined parcel



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

1) We believe that the SDR-32555 request for a zero-foot buffer will be deleterious to existing public land use in the park on the south perimeter and will degrade property values on the west perimeter. The lack of buffer is will bring erected structures too close to both the soccer complex on the south and to the residences on the west.

We do not oppose development on this parcel, but we do oppose development that crowds the boundaries of the parcel and introduces land usage that is not compatible with surrounding properties.

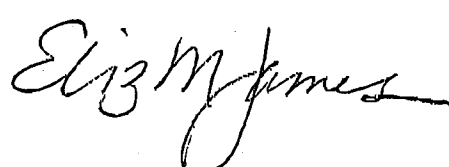
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We recommend that the Applicant/Owner to return to the Council with an application that is consistent with current landscape buffer requirements. We would support development of a landscaped one-story Office complex with an eight-foot buffer, as currently required.

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

Sincerely,



David H. and Elizabeth M. James