

City of Las Vegas  
Office Of The City Clerk  
400 Stewart Avenue  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



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I SUPPORT  
this Request

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**VAR-36338, SUP-36111 & SDR-36112**

City Council Meeting of 12/02/2009

PRESORTED  
FIRST CLASS



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0004279218 NOV 19 2009  
MAILED FROM ZIP CODE 89101  
PITNEY BOWES

2009 NOV 23 A 9:11

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BEEKMAN LANA K  
8868 NICHE AVE  
LAS VEGAS NV 89149-0448

APN#12517211103

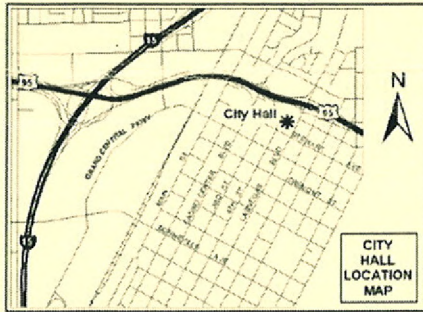


Submitted after final agenda

11/25/09 #82-84

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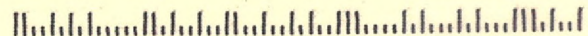
2009 NOV 30 A 11:10

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STARR LILLIAN M  
7921 LOVELY PINE PL  
LAS VEGAS NV 89143-4405

APN#12517114014

1A VDS11 89143



Submitted after final agenda

11/30/09 Item 82-84  
W-6

Support

**From:** Jennifer L. Taylor <jtaylor@RVCDLAW.COM>

**Sent:** Tuesday, December 01, 2009 11:17 PM

**To:** sross@lasvegasnevada.gov

**Cc:** Sheila Lambert <slambert@LasVegasNevada.GOV>; ltarkanian@lasvegasnevada.gov; santhony@lasvegasnevada.gov; greese@lasvegasnevada.gov; ogoodman@lasvegasnevada.gov; swolfson@lasvegasnevada.gov; rbarlow@lasvegasnevada.gov

**Subject:** Caroline's Court: Item 84 - SDR 36112

Dear Councilman Ross:

On behalf of Northwest Residents for Responsible Growth ("NWRRG"), I am writing in regard to Items 82-85 on tomorrow's agenda, and specifically Item 84, SDR-36112. As you may be aware, I opposed this item at the November 5, 2009 Planning Commission meeting. However, since that time, NWRRG has had an opportunity to meet at length with the Applicant and Developer, Jacob Khakshouri. As a result of this meeting we now write in support of Item 84.

We at NWRRG are always concerned about this Council's permitting deviations in building standards, especially because such prior deviations too often become precedent for increasingly intrusive and incompatible requests. We are, nonetheless, always interested in discussing our concerns with landowners to see if an appropriate resolution can be reached for the benefit of the neighborhood.

Two factors have convinced us to support this SDR. First, Mr. Khakshouri intends to hold on to this property and not simply, as so many developers do, build it and sell it. His stated intent for permanent ownership speaks volumes to us. We have heard from other neighbors that Mr. Khakshouri has worked extensively with the neighbors in developing this project, and that they believe he will continue to listen to their concerns as this project progresses. We echo this sentiment. Our meeting with Mr. Khakshouri convinced us that he will be a good neighbor and that his intention in seeking this amended SDR is not solely for his own pecuniary benefit.

Second, we believe this project truly represents the town center concept. The laudable town center concept has not been encouraged or enforced in the developments in the northwest area, and therefore, we are pleased to see a development integrate these ideas.

Thank you for your time and consideration of our comments.

Sincerely,

Jennifer L. Taylor

Direct E-mail address: [jtaylor@rvcdlaw.com](mailto:jtaylor@rvcdlaw.com)

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Submitted at City Council

Date 12/2/09 Item 82 84

**From:** Todd Schwartz  
**Sent:** Mon 11/30/2009 9:14 PM  
**To:** Jacob Khakshouri  
**Subject:** Fw: Council Meeting Agenda Item: 84&85

Support

FYI...

----- Forwarded Message -----

**From:** Todd Schwartz <toddsmra@yahoo.com>  
**To:** Councilman Steven Ross <Councilman-sross@LasVegasNevada.GOV>  
**Sent:** Mon, November 30, 2009 9:13:35 PM  
**Subject:** Council Meeting Agenda Item: 84&85

I write you in support of the increased tower height. I was quiet disappointed that this request was turned down at the planning commission level. As an Industrial Designer by education and an Exhibit Designer by experience I have an understanding in architecture as well as application use. You know I am also critical of many projects throughout the Northwest area often attending developer meetings and Planning or City Council to be able to give my input. I don't often support waivers, but I have followed the commercial projects in this area from the planned hotel to the Fresh and Easy project. I have also attended almost every meeting regarding the Caroline Courts development. My support on this matter has not come lightly, and I have asked the hard questions at many of the developer meetings.

You might hear during the city council meeting from Jennifer Taylor and/or Lisa Demayo regarding representing the NWRRG. I often side with NWRRG on many issues, but on many other issues I don't believe they fairly balance the wants of all the residents. The unfortunate thing about when Jennifer attended the planning meeting I don't believe she represented what the residents in the area wanted on this particular project. As I attended the meeting where about a half a dozen homeowners were present and border the property they were actually ok with the new clock tower design once shown and compared to the old. The developer explained no signage in any way is on the tower and it is strictly aesthetically there to give an architectural landmark people can remember for the area. Jennifer or Lisa was not present at this or any previous meetings regarding this property and I believe their views do not always represent the best interest of the community. I have witnessed nothing but cooperation from the developer, himself attending almost every meeting without the use of a lawyer. That says something to me. He listens to the residents, often being proactive in finding solutions before a resident would bring concern.

Architecture is often used to bring identity to a development. This has been found throughout Las Vegas, and of most recently often encouraged. The tower while costing the developer quiet a bit more financially there is no gain in revenue return for him to add this feature. No additional signage or measurable retail space is being added with the increased height of this tower. I believe the longer legs add height to the area where people will congregate and making it a more inviting feature. Often if a ceiling is to low or an opening is to small the attempt to bring the feeling of comfort is lost.

Submitted at City Council

Date 12/2/09 Item 82.84

With a Holiday Inn planned across the street, the crest of Durango Drive over 95, or even the antenna that reaches high into the sky by the rock place I don't see an issue for the increased height for this tower. It is located furthest from residents and I actually attached a photo of the tower at Smith's development on the other side of the highway and within the Centennial Hills development. While this is not a tower that one walks under, it shows how the architecture of a tower that stretches in height above the retail roof tops is not unfounded in the area. Often this tower I am sure goes daily not even noticed by many residents who frequent the property as it has become part of the neighborhood as I believe this feature could as well.

I believe the NW lacks some identity and while people are worried about Centennial Hills plan dying by a 1000 paper cuts from waivers here and there I believe that some waivers can help restore something that was lost or never caught in the original Master Plan. Often original concepts have to go through many rewrites and even during the actual process of carrying a plan out have to be modified as you go. Here I believe this is a perfect opportunity.

Finally regarding the review of conditions I am not often a supporter of 24 hour operations, but due to the fact that one drive through on the same property has the 24 hour conditions I believe it is only fair to give the same conditions to this drive through. My only condition that I have is that the developer develops a security plan to prevent late night juvenile or other issues. Possibly a one year review would be appropriate and fair.

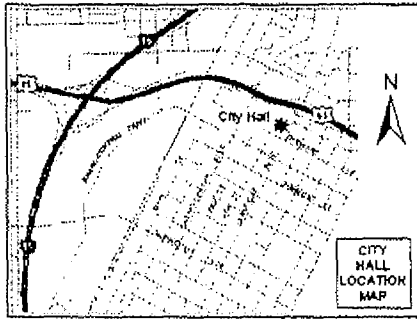
Thank you for your time and I hope you do look at approving the clock tower.

Sincerely,

Todd H. Schwartz

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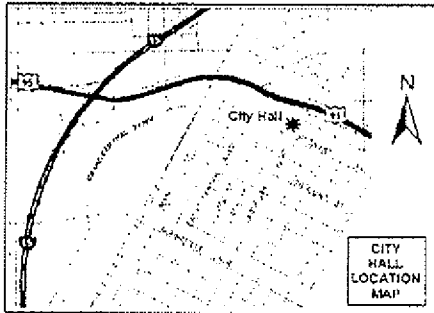
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GARGANO STEPHEN F  
249 COUNTRY LN  
RANCHO SANTA MARGARITA CA

APN#12517212030

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**VAR-36338, SUP-36111 & SDR-36112**

City Council Meeting of 12/02/2009

KNORR DAVID G & PATRICIA A  
266 S CENTER ST  
ORANGE CA 92866-2075

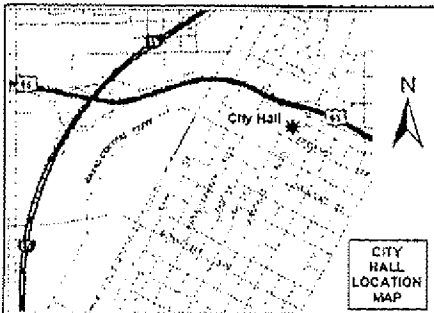
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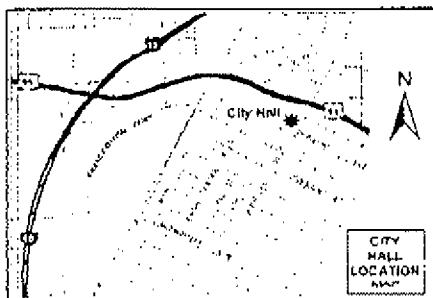
City Council Meeting of 12/02/2009

KNORR DAVID G & PATRICIA  
266 S CENTER ST  
ORANGE CA 92866-2075

APN#12517512003

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**YAK-30330, SUP-20111 & SUP-20112**

City Council Meeting of 12/02/2009

ROSENBAUM DANIEL D  
8636 SHADY PINES DR  
LAS VEGAS NV 89143-4453

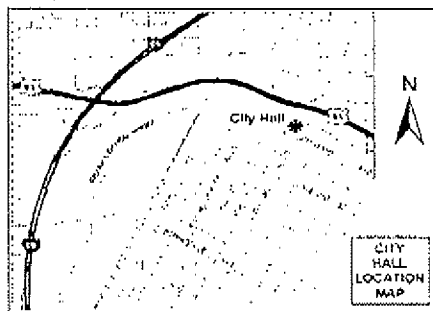
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12/02/2009 11:43

11/20/2009 FRI 22:11 [TX/RX NO 8737] 001

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**ROC-36456**

City Council Meeting of 12/02/2009

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Case: ROC-36456

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