

**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**

May 24, 2011

City of Las Vegas
Department of Planning
333 N. Rancho Drive, Third Floor
Las Vegas, Nevada 89106

Re: SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for a Site Development Plan Review for a proposed 38,001 square-foot expansion of an existing 31,679 square-foot nonconforming sexually oriented business with a proposed 8,770 square-foot roof deck, parking lot modifications and waivers of downtown centennial plan architectural design standards on 2.57 acres at 1531 Las Vegas Boulevard South (APNs 162-03-210-090 and 162-03-202-005), C-2 (General Commercial) Zone, Ward 3 (Reese).

To Whom it May Concern:

This letter is to express my opposition to the open roof deck and location of mechanical equipment as shown on plans and elevations submitted with case number SDR-41038, scheduled to be heard at the June 15, 2011 meeting at the Las Vegas City Council. I am writing as a property owner in Ward 3. In the interest of full disclosure, I am an employee of the city of Las Vegas Department of Planning.

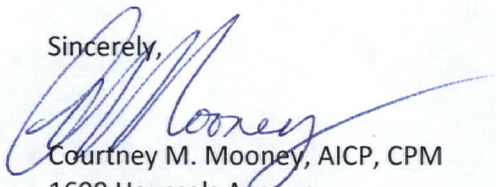
My home is located within the John S. Park neighborhood. The western boundary of my property is approximately 315 feet from the eastern boundary of the subject property.

My specific concern is the increased noise from music that will result from the proposed roof deck facing Las Vegas Boulevard and the mechanical equipment to be located on the east façade of the second, third and fourth floors of the building. The elevated locations of the mechanical equipment will result in noise being carried over the perimeter wall to adjacent homes. I strongly believe that my property value will be negatively impacted by these developments.

As an urban property owner, I expect a higher noise level than suburban neighborhoods; however, our neighborhood quiets down significantly during the evening hours, allowing residents to enjoy their backyards. I do not want to be forced to yell over club music or industrial air conditioning units while hosting a barbecue, or be kept awake by the base beat long into the night. I appreciate the applicant's commitment to eliminate the music at the outdoor pool area if it can be heard by the neighboring residents. Unfortunately, I have little faith that this will be honored after the applicant has invested considerable funds in new construction. If the project is approved as submitted I will inform my neighbors of this commitment and we will report elevated noise levels to Metro as necessary.

Thank you for your consideration in this matter.

Sincerely,



Courtney M. Mooney, AICP, CPM
1608 Houssels Avenue

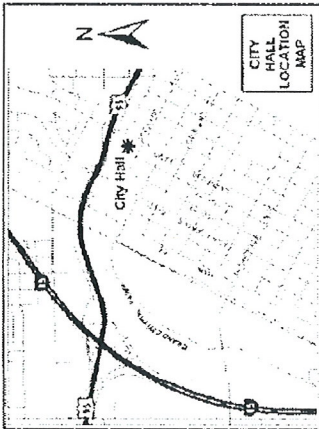
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MAY 24 2011

Cc: Mayor Pro Tem Gary Reese, Ward Three Council Office

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

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 Department of Planning, Case Planning Division 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

4/29

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SDR-41038

Planning Commission Meeting of 5/10/2011

Case: SDR-41038
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 301 SIOUX CT
 BOULDER CITY NV 89005-3027

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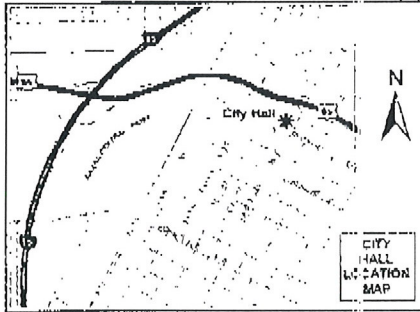
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
this Request



I OPPOSE
this Request

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SDR-41038

Planning Commission Meeting of 5/10/2011

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FIRST CLASS



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16203212005
VIVAS MARIA
1404 HOUSSELS AVE
LAS VEGAS NV 89104-1444

Case: SDR-41038

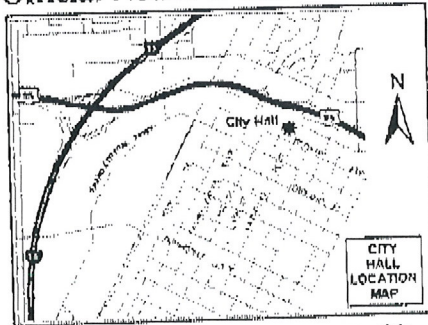
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City of Las Vegas
 Department of Planning
 Development Services Center
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SDR-41038

Planning Commission Meeting of 5/10/2011

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 NELSON FAMILY TRUST
 5030 ALTA CANYADA RD
 LA CANADA CA 91011-1735

Case: SDR-41038

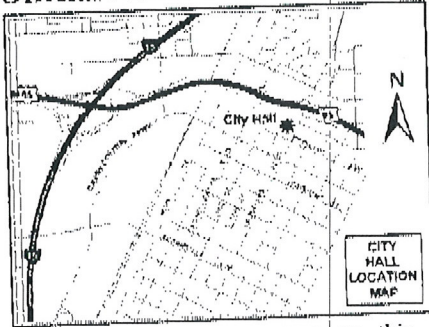
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SDR-41038

Planning Commission Meeting of 5/10/2011

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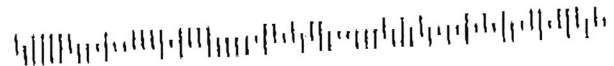
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Case: SDR-41038

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City of Las Vegas
Department of Planning
Development Services Center
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SDR-41038

Planning Commission Meeting of 5/10/2011

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FIRST CLASS



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Case: SDR-41038
16203314007
SHERMAN GALILA Yael ETAL
%E MAYNE
1900 REXFORD DR #1
LAS VEGAS NV 89104-2418



27 SDR-41038

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
this Request

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I OPPOSE
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SDR-41038

Planning Commission Meeting of 5/10/2011

27 APR 2011 09:10:4



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I OPPOSE
this Request

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SDR-41038

Planning Commission Meeting of 5/10/2011

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PRESORTED
FIRST CLASS



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QUARMLEY 2001 TRUST
551 BRACKEN AVE
LAS VEGAS NV 89104-1418

Case: SDR-41038



16203313007
SANTA PAULA APARTMENTS L L C
%R KOCH
5185 JAROM ST
LAS VEGAS NV 89120-1520

Case: SDR-41038



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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
this Request



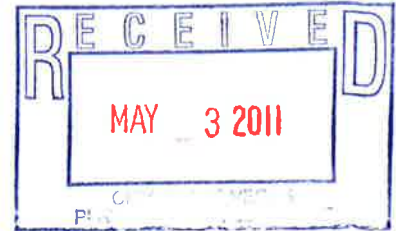
I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-41038

Planning Commission Meeting of 5/10/2011

PRESORTED
FIRST CLASS



16203212010
MORNINGSTAR PAULA
1504 HOUSSELS AVE
LAS VEGAS NV 89104-1433

Case: SDR-41038

27 APR 11 09104



Application Information

SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for a Site Development Plan Review FOR A PROPOSED 38,001 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT NONCONFORMING SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT ROOF DECK, PARKING LOT MODIFICATIONS AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 2.57 acres at 1531 Las Vegas Boulevard South (APNs 162-03-210-090 and 162-03-202-005), C-2 (General Commercial) Zone, Ward 3 (Reese).

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: May 10, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

45P

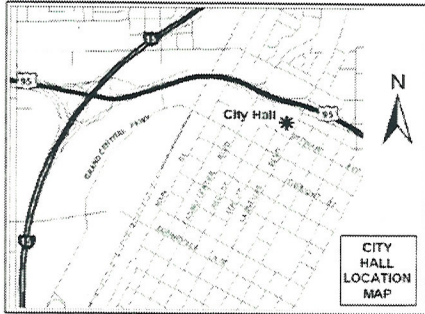
NOOOO!
Stop with this nonsense!!

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 Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Don't come this is bad for this neighborhood. PLEASE!!!

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
this Request

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I OPPOSE
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SDR-41038

Planning Commission Meeting of 5/10/2011

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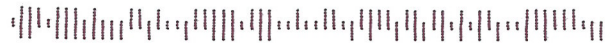


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MOONEY COURTNEY
1608 HOUSSELS AVE
LAS VEGAS NV 89104-1431

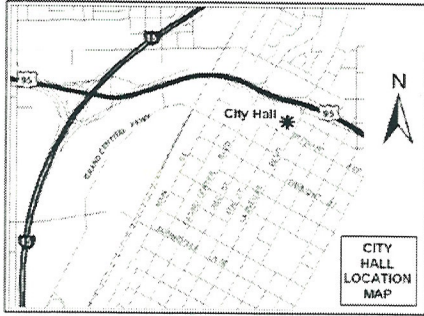
Case: SDR-41038

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City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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☐

I SUPPORT
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I OPPOSE
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SDR-41038

Planning Commission Meeting of 5/10/2011

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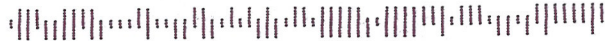
USA FIRST-CLASS FOREVER



16203211025
MARTINEZ JAIME & MARIA
1322 REXFORD PL
LAS VEGAS NV 89104-1400

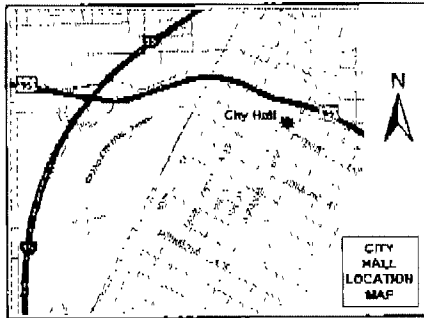
Case: SDR-41038

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City of Las Vegas
 Department of Planning
 Development Services Center
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 Las Vegas, Nevada 89106

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I SUPPORT
 this Request



I OPPOSE
 this Request

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SDR-41038

Planning Commission Meeting of 5/10/2011

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 601 S RANCHO DR #C23
 LAS VEGAS NV 89106-4825

Case SDR-41038

25 APR 2011 14:57



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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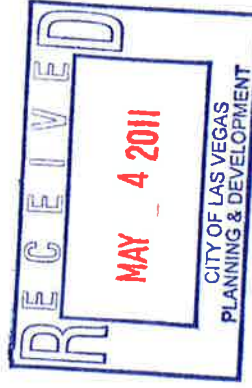
☒ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-41038

Planning Commission Meeting of 5/10/2011

PRESORTED
FIRST CLASS



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MCCELMURRAY DANIEL W
555 ELLEN WY
LAS VEGAS NV 89104-2859

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