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OCT 29 2009

MEDICAL REHABILITATION ASSOCIATES
OF LAS VEGAS
FIROOZ MASHHOOD, M.D
734 EAST SAHARA AVENUE
LAS VEGAS, NV 89104
PHONE 702-477-7764 FAX 702-477-7716

October 22, 2009

Planning Commission Member

Re: BodyFlying US, LLC SDR-35186 VAR-35528

Dear Gentlemen,

I am the owner of Medical Rehabilitation Associates of Las Vegas. I have been in business for over 20 years and at this location for the past 5 years.

The co-owner of The Tiger Lily Flower Shop has done extensive research in this project and I agree with the following:

- The proposed venture does not fit in with the existing neighborhood
- The tower they propose to build would stick out far above any other nearby structure
- No study has been done as to the noise that would be generated by the applicant's wind tunnel and its effect on neighbors
- The maximum number of people using the facility has been misstated by the applicant in hopes of getting a waiver for the parking and traffic requirements

This is a quiet residential neighborhood with small businesses, i.e. retail shops, barber shops, restaurants and office buildings. The proposed venue for indoor skydiving does not fit in with the existing businesses and property use.

In the neighborhood meeting hosted by the applicant's attorneys on October 7, their representative indicated that the height of their proposed wind tunnel tower, at 79 feet, is not much taller than the Republic Services building, which she claimed stands at 62 feet high. If any part of the Republic Services building is 62 feet, it would only be the air conditioning ducts on top of the building. The main part of the building can't be more than about 50 feet and the skydiving tower would be approximately 30 feet higher than that. This would make it stand out as the most prominent feature of the neighborhood. Good for the applicant, bad for the neighborhood.

By the applicant's own admission, this facility is vertical industrial wind tunnel which uses airplane propellers to generate winds up to 150 miles per hour. No study has been presented

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which would predict the noise level at various distances from the tower. The Nevada Coin Mart building is only a few feet from the proposed tower location.

The applicant indicated that the proposed commercial recreation/amusement facility will be utilized by no more than 26 people at any given time, consisting of 6 staff members and 20 guests. The applicant compared their facility with a racquetball court. This is completely disingenuous. Indoor skydiving is becoming a very popular competitive sport and the applicant owns other facilities around the world. Most of them are in rural areas and not in dense urban areas. The events they sponsor can attract hundreds of competitors, spectators, and media members. When the number of staff members required to handle such events is added, the number of people at the facility can reach into the hundreds.

The following quote was found at the website: www.WorldChallenge.info

"The 2008 competition is now over. The weekend was jam-packed with excitement as 39 4-way teams and 13 Free Fly teams battled it out to claim the medals and prize money"

That adds up to 169 competitors. Staff requirements could easily be 20 or more people. If you add television and media crew and the spectators such an event would generate, we are easily up to 250 to 300 people, not to mention enormous traffic problems. The photo enclosed is from a similar event. <http://www.bodyflight.co.uk/gallery/?&page=2>

These facilities often try to land contracts with the military for skydiving training. We just happen to have an air force base in the area.

The street off Sahara Avenue which would serve as the access to all of the applicant's parking is in fact, not a public street but a narrow private drive. The parking spots along the east side of the private drive belong to our property and we use them every day of the year. When we have vehicles parked along that drive, it leaves only about 20 feet of clearance, not enough for tour buses and limousines to easily enter and exit the facility. If just one vehicle parks on the east side of the drive at the same time one is parked on the west side of the drive, the remaining space is just enough to allow one vehicle through. If vehicles are trying to enter and others are trying to exit at the same time, a traffic jam is the result.

The indoor skydiving venue is an excellent proposition, but this is not the right location for it and it is patently unfair for the existing business and property owners to suffer because of it. I earnestly beseech you to oppose the waivers requested.

I would be happy to discuss this with you at your convenience. You can reach me on my cell phone at (702) 785-7766.

Sincerely,


Firooz Mashhood, M.D.

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MILT BOZANIC PROPERTIES

3430 E. Flamingo Rd. #226 Las Vegas NV 89121 • 702/451-4143 • Fax 702/451-9669

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26 OCT 09

LV CITY PLANNING

RE VAR 35528

BODYFLYING

PLZ OKAY THIS PROJECT
SABARA AVE NEEDS A

BOOST.

I'M A RECENT PROPERTY

OWNER AT 908-910 E. SABARA

THX

Att. Bozanic

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Date 10/29/09 Item 12A

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

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VAR-35528 & SDR-35186

Planning Commission Meeting of 11/5/2009

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16203801060
B & T OFFICE BUILDING LTD
844 E SAHARA AVE
LAS VEGAS NV 89104-3017

HAUDES11 89104



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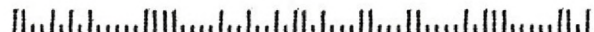
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16203810023
HARPER WALTER O
820 ALHAMBRA DR
LAS VEGAS NV 89104-2966

Case: VAR-35528

HAUDES11 A9104



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 DAPHNEY IRREVOCABLE TRUST
 4769 SPINDLERIDGE CIR
 LAS VEGAS NV 89147-5272

Case: VAR-35528

HAVERILL 89147



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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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Case: VAR-35528
16203417052
FRANCESCHI SHERRILL A SURV TR
8385 W LA MADRE WY
LAS VEGAS NV 89149-4707

HAUSD11 89149



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