

dedward@ttlv.net

RECEIVED
MAR 22 2010

From: <dedward@ttlv.net>
To: <arnoldstalk@gmail.com>
Cc: "Rob Levrant" <levrant@LasVegasNevada.GOV>; <texasano@cox.net>
Sent: Thursday, March 18, 2010 1:01 PM
Subject: Las Vegas Gateway Centre Project

Greetings:

We are greatly concerned with the traffic impact this proposed shopping centre would create.

At the meeting we did not hear exactly what type of businesses would be allowed within this centre. Would the project include a "711" Convenience Store or something similar with a different name? Would there be a package liquor store allowed on the premises? Is there any intent to include a cocktail lounge or beer parlor inside this complex? Are there going to be allowed any fast food chain operations within this project?

It is somewhat understandable at this time for there possibly not to be any signed leases for businesses within this project. However, are there guidelines and preferences set forth in place for the development of this centre?

Some businesses become an "attractive nuisance" in many of these places. These types of businesses tend to promote rowdy and illegal behavioral patterns and become a deterrent to a community and making a centre a liability instead of an asset to the general area. The apparent intent of this centre is to upgrade the community area and our organization would like to see that happen. However we would like to see a commitment put in place for the guarantee of the types of businesses to be allowed within this "Las Vegas Gateway Centre" Project and just what types of businesses are not going to be allowed. Convenient stores in general do create a rapid in and out of customers who drive fast and in a careless fashion darting in and out without proper stopping or signals and the sweeping of several lanes while speeding in and out. These types of businesses tend not to improve an area but rather tear them down even further. And sight must not be lost in the developer's planning that stresses the cleaning up of the area with an upgrade in the current area.

We have been looking at Eastern Avenue from the alley to the north of this proposed centre and Charleston Blvd. Surely there is an easement along the property line. What would it take for the city to widen Easter Avenue at this point of reference with one more lane for the traffic to enter the Gateway Centre? Would the project itself forfeit some of their land to create this extra lane for ingress traffic and then construct this extra lane for traffic at their expense and no expense to the city which now is expressing a budget crunch?

We really are trying to work with you on this project and help come up with improvements, safeguards and solutions. We do feel that this area begs for redevelopment and a full upgrade. We want assurances of a big improvement in that area so we can endorse this project rather than to oppose the entire centre.

Thank You -

Sincerely,

Doinald Fondriasopolous / President-Resident Agent
 Boulder Dam Homesite Addition Association&Residential Park Inc;
dedward@ttlv.net

cc/Robert Taylor / Block Captain 1701 E Cedar Ave;
 Robert Levrant - City Planning & Neighborhood Services
 C Poliak U.S.Senator Candidate
 Anthony Guarino Code Enforcement Officer

04/22/10 PC
 GPA-37467
 ZON-37469 C
 SDR-37470

3/18/2010