

**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**

Telephone Protest/ Approval Log

2CN-20151
VAR-20152
SDR-20149

Meeting Date:

04/04/07

Case Number:

GPA-20150

04/12/07 PC.

Date:

04/04/07

Name:

Sherill Franceschi

Address:

8385 W. La Madre Way
L.V. NV. 89149

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(702) 860-6050



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APPROVE

ITEM # 44-47

CASE # See above

PC MTG 4-12-07

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Subj: **SDR 20149, GPA 20150,**
 Date: 4/11/2007 11:00:06 P.M. Pacific Daylight Time
 From: southridgena@gmail.com
 To: douglaslein@aol.com
 CC: larrington@lasvegasnevada.gov, gregorystephenbrown@gmail.com

With respect to items #44 - #47 on the Planning Commission agenda for April 12, please include the following letter as a public comment submitted by Gregory Brown, 606 Bonita Avenue, on behalf of the Southridge Neighborhood Association:

Based on the plans presented at the neighborhood meeting held last month and a follow-up meeting with Mr. Lein, this project has the support of the Neighborhood Association. The response of those who attended the neighborhood meeting and viewed the plans presented that day was that this project is well-suited to the site and compatible with existing use of nearby properties, which are single family homes on the west side of 6th street and civic uses on the southeast and southwest corners of 6th & St Louis. The consensus of the neighbors was that this project would be well-suited to the site and compatible with nearby properties, because of the limited scale of the building, the design which limits direct views onto adjacent houses, the placement of the structure on the property away from the street, the landscaping buffer, the adequate on-site parking, and the intended use for low-traffic offices.

We share the applicant's view that "Office" is an appropriate land-use designation for this plot – which again is adjacent to a church and directly across the street from single-family homes. We would be concerned about a more permissive designation such as "Service Commercial." If such a designation were to be granted, the site would then be entitled for retail and other commercial uses that would be inconsistent with the Southridge and Beverly Green Neighborhood plan, as approved by the Planning Commission and City Council in 2001. We stated in that plan and continue to express as our primary concern to prevent commercial encroachment on St. Louis east of Paradise and on properties adjacent to St. Louis.

For these reasons, we support this application including the application for a designation of "Office" and we oppose a designation for "Service Commercial."

Gregory Brown
 President, Southridge Neighborhood Association

Submitted at Planning Commission

Date 4/12/07 Item # 44-47

Thursday, April 12, 2007 America Online: DouglasLein