

**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**

Marlene Walshin
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April 2, 2007
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nv 89010

Re: Attached Notices, ZON 20397, VAR-20398, VAR-20399, SDR-19675

I own the property at 520 South Seventh Street.

APPROVAL: ZON-20397 Rezone to Professional. I approve of this request.

OJBECTION: VAR-20398 – variance to allow 8 parking spaces instead of 18.

I OBJECT to this variance as this will result in an increased parking problem on the streets in the area. The 5,376 Square-foot office building would probably have at least approximately 18 employees, as well as clients who would need to park in the area. I feel the proposed building site should be approved with 18 parking spaces which seems an appropriate number to accommodate the number of anticipated employees. A further problem in the area is that only one vehicle is allowed in front of each 50-ft. property where two could easily park.

OBJECTION: VAR-20399 –

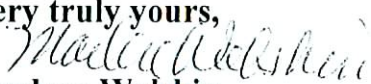
I OBJECT to allowing a side setback of ZERO FEET where 15 feet is required, and I object to the setback of 6.5 feet where 15 feet is required. By allowing the setbacks to be decreased, I feel this tend to change the character and integrity of this neighborhood.

OBJECTION: SDR-19675

I OBJECT to the wavier of the perimeter landscape buffer standard to allow a four foot landscape buffer on the corner side where a 15 foot landscape buffer is required and a zero foot landscape buffer on the side and rear where an eight foot landscape buffer is required.

I feel the waivers and variances requested will diminish the present character and integrity of this area, and cause parking problems and congestion for the existing property owners and businesses in the area. Thank you for your attention to this.

ITEM # 66-69
CASE # See above
PC MTG 4-12-07

Very truly yours,

Marlene Walshin

September 20, 2005

Luis J. Rojas, Esq.
520 South 4th Street
Las Vegas, NV 89101

RE: Letter of Approval for 802 E. Bonneville

Dear Mr. Rojas:

This letter is written to memorialize today's meeting between Michael Herron and Mickey Vaca, the property owners of 607 and 609 S. 8th Street, Las Vegas, NV, and Luis Rojas, the property owner of 802 E. Bonneville, Las Vegas, NV. At this meeting, drawings of the proposed office to be built at 802 E. Bonneville, dated July 2005, were presented by Luis J. Rojas. After the presentation of the drawings for said building, which consisted of approximately 4,100 feet of office space with associated storage and parking area, Mr. Rojas answered any and all questions regarding any variances and/or waivers necessary for the completion of the project.

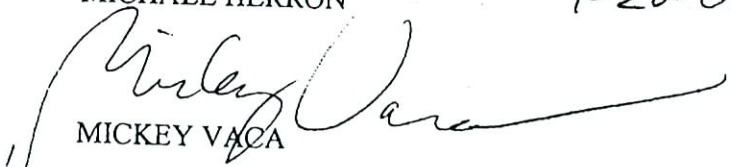
Based upon a complete review of the project, both Mickey and I have no objection to any variances or waivers which you may require in order to complete the specific project as provided on this date.

Sincerely,



MICHAEL HERRON

9-20-05



MICKEY VACA

ZON-20397 VAR-20398
VAR-20399 SDR-19675
04/12/07 PC