

Scotch Eighties Home Owners Association

Planning Commission
c/o City Clerk's Office
City Hall
495. S. Main St.
Las Vegas, NV 89101

Friday, February 21, 2014

Dear Planning Commission Members:

Re: Case Number: VAR-52650

The Scotch Eighties Home Owner Association, through its architectural subcommittee, would like to go on record as in **FAVOR** of this requested variance. This proposed variance would be to construct a detached garage located at 4 Crescent Drive, within our neighborhood boundaries of Rancho Drive/Oakey/Charleston/Martin Luther King roadways.

Our findings of fact:

- 1) Home is within a small cul-de-sac with two other homes nearby and has no traffic flow;
- 2) Garage would cause no additional traffic nor cause any impediment to neighbors;
- 3) No homes directly border the planned garage and the home itself faces a currently vacant lot within the cul-de-sac;
- 4) Construction of the garage would be esthetically acceptable to the neighborhood, would adhere to existing home design, and would not lessen surrounding home values;
- 5) Due to our neighborhood proximity to the hospital district's indigent public population off Charleston and with home abutting Rancho Drive, the area is plagued with auto break-ins, therefore, having residents able to park their autos within a garage actually would lessen potential opportunities of petty crimes within our neighborhood.

Thank you for your consideration. Please contact the following if additional testimony is required.


Stephen P. Grogan, President
Scotch Home Owners Association
840 S. Rancho Dr. #4-337
Las Vegas, NV 89106
Cell: 303.5915

Good Luck!

cc: Las Vegas Planning-Zoning Department
Councilwoman Lois Tarkanian
Board of Directors, Scotch Eighties Home Owners Association
Home Owner, 4 Crescent Circle

Submitted at Planning Commission

Date *3/11/2014* Item *38*

From: Herman Fox <kathrynafox@icloud.com>
To: lynnholt <lynnholt@aol.com>
Subject: Garage
Date: Fri, Feb 21, 2014 10:32 pm

Hi Lynn. Your plan looks great! We will totally support you and will send a letter or email when we get the notice-
Good luck! I hope it's an easy process for you, Kathy Fox

Sent from my iPhone

February 25, 2014

re: addition of garage to property at 4 Crescent Drive, Las Vegas, Nv.

To Whom It May Concern:

My wife and I applaud Lynn Holt and Josh Hamilton's decision to add a garage to their property at number 4 Crescent Drive. Lynn and Josh have impeccable taste when it comes to building and landscaping and we look forward to seeing how their project will turn out. We have reviewed the plans and totally approve. Please direct any questions to George A. Ritter, DC, 702-731-5028.

Sincerely,

A handwritten signature in black ink that reads "George A. Ritter" followed by a stylized flourish.

George and Shari Ritter, owners of number 1 Crescent Drive.

John Saling
1620 Birch Street
Las Vegas, NV 89102
March 2, 2014

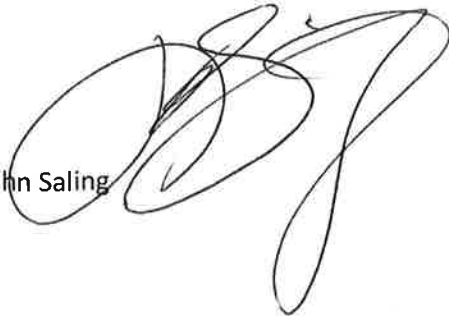
Hello:

As a fellow resident of the Scotch Eighty neighborhood, I am writing to support variance request 52650 (PRJ-52102).

The addition of a garage at 4 Crescent Drive will improve safety and security for all residents of our neighborhood. I'm confident that the thoughtful design and placement of this structure at the end of the cul-de-sac will improve its appearance as well.

Thank you for your consideration,

John Saling

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a series of loops and a long, sweeping tail that extends downwards and to the right.

Mr. and Mrs. Cornthwaite



2171 Edgewood Ave • Las Vegas, NV 89102 • Phone: 702.686.3164 •
E-Mail: Jennifer@frglv.com Web: FRGLV.com

Date: March 3, 2014

Dear Las Vegas City Council:

Please accept our letter of support for Lynn and John at 3 Crescent Drive in the Scotch 80's application to build a new structure on their property. I have had some conversations with neighbors that are even closer than I am to them, and they are in favor and say that it won't obstruct or intrude.

We all understand in our neighborhood that having a garage to protect our cars and storage is essential, as we have quite a few folks who walk through the neighborhood, as we are near the urban core, and the Medical District. We just had a break in to cars just last week, and to have the piece of mind to put a car in a locked garage makes sleeping a lot easier.

Thank you for your consideration

Sincerely,

Jennifer Cornthwaite

Future Restaurant Group

March 5, 2014

TO WHOM IT MAY CONCERN:

As one of the closest neighbors to 4 Crescent Drive, I wholeheartedly support Josh Hamilton and Lynn Holt's request for a variance to build a garage on their property.

I have reviewed the architectural and site plans, and I believe this project will do much to improve the aesthetic appeal of our street. Furthermore, I welcome the buffer this structure will provide from the light and noise pollution of Rancho Drive.

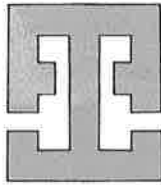
The project will have obvious safety and security benefits as well – an important consideration for me and all residents of our neighborhood.

Please grant this variance – not just for Lynn and Josh's benefit but for the good of our entire community.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret Riskin". The signature is fluid and cursive, with a large loop at the end.

Margaret Riskin
5 Crescent Drive
Las Vegas, NV 89012



March 5, 2014

To Whom It May Concern:

I am writing in support of Proposed Variance #52650.

As a resident, I'm confident this project will add to the security of our neighborhood -- an ongoing concern for those of who have chosen to make our homes here.

As a real estate professional, I believe this addition will improve the overall appearance and appeal of the area.

Thank you for your time and consideration.

Sincerely,

Lisa A. Brown
2001 Bannie Avenue
Las Vegas, Nevada 89102

Anthony and Alexandra Clark
3 Crescent Drive
Las Vegas, NV 89102
March 7, 2014

TO THE LAS VEGAS PLANNING COMMISSION:

As the closest neighbors to the site of proposed Variance #52650, we are writing to express our wholehearted support.

We have reviewed the plans for this project, and we are confident that the structure will provide an aesthetic improvement to our street. More importantly, the addition of a garage will improve the security of our entire neighborhood.

The shape of the lot at 4 Crescent Drive and the architecture of the home itself are both unique. The requested location for an addition reflects thoughtful consideration of these factors, and it is ideal in terms of visuals, security and functionality.

Thank you,



Anthony Clark



Alexandra Clark

February 28, 2014

Planning Commission
City of Las Vegas

To Whom it may concern:

We are writing in reference to project variance at 4 Crescent Drive.
As a direct next door neighbor, we are in full support of the project.

The owners filed a variance because of the setback requirements. As a courtesy, we have been given an architectural drawing and elevation for the proposed garage. As it is presented to us, the structure exceeds our expectation for taste and quality.

A lack of a garage is a true hardship in our neighborhood. We've had a rash of car burglaries, so the ability to secure your vehicle and private property is essential.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Denise Valdez & Eric Villarreal". The signature is written in a cursive, flowing style with a large loop at the end.

Denise Valdez & Eric Villarreal
10 Crescent Drive
Las Vegas, NV 89102

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 at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-52650 [PRJ-52102]

Planning Commission Meeting of 3/11/2014

Great Landscaping

32 LRFNNP 89102

PRESORTED
FIRST CLASS



Case: VAR-52650
16204210040
LAVERTY PATRICK & G 1993 REV TR
LAVERTY PATRICK & GEORGIANA TRS
11 CRESCENT DR
LAS VEGAS NV 89102-2236

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
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VAR-52650 [PRJ-52102]

Planning Commission Meeting of 3/11/2014

PRESORTED
FIRST CLASS



Case: VAR-52650
16204210035
HAMILTON JOSHUA
HOLT LYNN
4 CRESCENT DR
LAS VEGAS NV 89102-2211

32 LRFNNP 89102