

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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AUG 2 2016

City of Las Vegas
Dept. of Planning

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comment
ZON-64861 & VAR-64862 [PRJ-64668]

Special Planning Commission Meeting of 8/2/2016

87 FROM PRJ-64668

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① 64861-

Property is zoned
Professional Office +
Should remain as Residential
medium density would be a
step backward

② 64862- This would encroach upon
other neighbors

③ 64864-

Street parking is at a premium
Reduction from 3 to 3 would
congest parking on the street
Request to Deny

13934710047
KBEBLLC
228 S 4TH ST #300

Case: VAR-64861

* 891 DE 1270N C2207/27/16
UNABLE TO FORWARD/FOR REVIEW
E091

BC: 89101570975 DU *0294-02590-27-22

Submitted after final agenda

Date 8/2/2016 Item 5

37-38P

City of Las Vegas
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ZON-64861 & VAR-64862 [PRJ-64668]

Special Planning Commission Meeting of 8/2/2016

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JUL 28 2016

**City of Las Vegas
Dept. of Planning**

13934810019
MCRIMMON S ARCHIE JR
FLEMING PAMELA H
6850 S EASTERN AVE #102
LAS VEGAS NV 89119-0003

Case: VAR-64861

1 1 7 F R E E N P 1 2 3 1 1 5



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ZON-64861 & VAR-64862 [PRJ-64668]

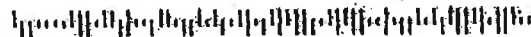
Special Planning Commission Meeting of 8/2/2016

*The neighbor hood has been
converting to professional
offices. Residential would
bring down values.
Encouraging businesses
in the area is required.
Thea Sankiewicz, Mgr.*

13934810020
NOMAWA PROPERTIES L L C
528 S 8TH ST
LAS VEGAS NV 89101-7003

Case: VAR-64861

67 FRDFNP1 99101



07/26/2016 09:02 FAX 7023857667

NERSESIAN-SANKIEWICZ

001/002

37-38P

P. 1
NO. 333
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LAW OFFICES
525 S. 9TH ST.

JUL 25 2016

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ZON-64861 & VAR-64862 [PRJ-64668]

Special Planning Commission Meeting of 8/2/2016

13934810087 Case: VAR-64861
HAFEN GREGORY & S 1989 LIV TR
HAFEN GREGORY T & SUZANNE B TRS
525 S 9TH ST
LAS VEGAS NV 89101-7010

07 FEBRUARY 2016

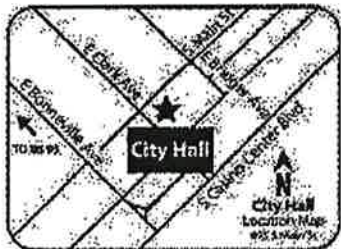


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ZON-64861 & VAR-64862 [PRJ-64668]

Special Planning Commission Meeting of 8/2/2016

57 FROTHP 1 20161

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City of Las Vegas
Dept. of Planning

13934810111

Case: VAR-64861

R & S FAMILY TRUST

531 S 10TH ST

LAS VEGAS NV 89101-7025



37-38P

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ZON-64861 & VAR-64862 [PRJ-64668]

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87 FREDERICK 53101

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City of Las Vegas
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13934811008
10TH STREET L L C
531 S 10TH ST
LAS VEGAS NV 89101-7025

Case: VAR-64861



31-3BP

City of Las Vegas
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ZON-64861 & VAR-64862 [PRJ-64668]

Special Planning Commission Meeting of 8/2/2016

THE AREA IS PRIMARILY
PROFESSIONAL AND
THE SETBACKS KEEP
THE GENERAL LOOK
OF THE NEIGHBORHOOD.

13934810023
CINLEE 7 L L C
608 S 8TH ST
LAS VEGAS NV 89101-7005

Case: VAR-64861

07 000000 00101



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VAR-64864 [PRJ-64668]

Special Planning Commission Meeting of 8/2/2016

THERE IS INSUFFICIENT
STREET PARKING TO
ABSORB THE EXTRA
CARS CONTEMPLATED
WITH THIS WAIVER, ESPECIALLY
DURING THE SCHOOL YEAR

13934810023
CINLEE 7 L L C
608 S 8TH ST
LAS VEGAS NV 89101-7005

Case: VAR-64864

07 000000 00101



37-38 P

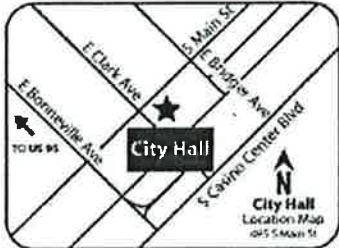
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CITY CLERK

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2016 AUG -1 P 3:54

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ZON-64861 & VAR-64862 [PRJ-64668]

Special Planning Commission Meeting of 8/2/2016

111 FPDFNP1 03145

Case: VAR-64861
13934810055
MORELLI MARY KATHRYN
HICKS JAMES A & MARITH P TRUST
2265 MOHAWK ST
LAS VEGAS NV 89146-3311



Page 1 of 2
37-38 P

July 28, 2016

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CITY CLERK

To: Special Planning Commission, City of Las Vegas

2016 AUG - 1 P 3 54

Re: Re-zoning Application Zon-64861 by Nida Quitaro and Buddy Quitaro & Var-64862, Var-64864

Location Address: 519 South 8th Street, Las Vegas

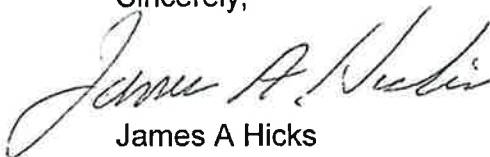
To Special Planning Commission, City of Las Vegas

I own the property at 515 South 8th, located next door to the above applicant. I strongly oppose these proposed changes for the following reasons:

1. **Zon-64861** — The current buildings are already a hodge-podge, constructed years ago on the property line without proper permits, and to grant this variance would be to reward past transgressions. In addition, to change from Professional Office to Medium Density Residential would be a step backwards, as this neighborhood, which once was single-family homes, has been steadily moving forward to esthetically pleasing office spaces, which have helped preserve the historic quality, texture, and stature of this district. **Multiple density dwellings would detract and degrade this environment.**
2. **Var-64862** — **To allow significantly more narrow setbacks all around would increase the sprawl of this property and further encroach upon nearby neighbors.**
3. **Var-64864** — To reduce the number of parking spaces required on the property will undeniably result in even more parking congestion along the street. In addition, though parking spaces in front of offices are always full during the daytime, at least it clears out by late afternoon. **This variance would most certainly add to round-the-clock parking in front of my and adjacent property.**

In my opinion, the Special Planning Commission should deny these requests for the burden they would place on property owners along this street and the degradation of the neighborhood that would certainly result from their implementation.

Sincerely,



James A Hicks

Pg 2 of 2
37-38

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ZON-64861 & VAR-64862 [PRJ-64668]

Special Planning Commission Meeting of 8/2/2016

07 FROFNP1 09101

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*more people - less parking -
unacceptable*
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JUL 27 2016

City of Las Vegas
Dept. of Planning

-13934810086 Case: VAR-64861
AUSTIN JOE L & NANCY J FAMILY TR
AUSTIN JOE L & NANCY J TRS
112 N 19TH ST
LAS VEGAS NV 89101-4403

37-38P



562-697-6979

p.2

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ZON-64861 & VAR-64862 [PRJ-64668]

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13934810093
KIM FAMILY TRUST
KIM WON SON & HAE SOOK TRS
2101 S WATSON ST
LA HABRA CA 90631-9518

Case: VAR-64861



37-38A

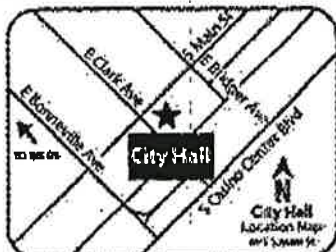
COLLIERS NEVADA,LLC

P.002

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Case: VAR-64861
13934810029
DOWNTOWN SANCHEZ L L C
3960 HOWARD HUGHES PKWY #150
LAS VEGAS NV 89169

Case: VAR-64861

101 FROFNP1 89163



37-38A