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JUL 12 2016

City of Las Vegas  
Dept. of Planning

Jon J. Reese and Jochabel Reese  
7716 Custom Weave Ct.  
Las Vegas, NV 89149

July 11, 2016

City Planning Commission  
Department of Planning, Development Services Center  
333 North Rancho Drive  
3<sup>rd</sup> Floor  
Las Vegas, NV 89106

Dear Planning Commission:

We are homeowners in the Tapestry neighborhood on Farm Road and Oso Blanca Road we believe in Ward 6. We are writing to ask you to fully oppose the following special use permit requests and site development plan: SUP-64857, and SDR-64859.

We understand the City Planning Commission is meeting on July 12, 2016 to discuss these items and we will not be able to attend. Therefore we want our voice made clear through this letter and the attached enclosures outlining our reasons for opposition of a storage facility located at the 7737 North El Capitan Way (APN 125-17-214-001).

The outline addresses the impracticality of a storage facility in this location, and provides suggestions for better use of the land.

This is an important decision that will affect our community for years. **It will benefit this area if the City Planning Commission will oppose all requested waivers and the site development plan from applicant/owner: DURANGO I-95, LLC to construct a storage facility.**

Thank you for your support.

Sincerely,



Jon J. Reese



Jochabel Reese  
Enclosures

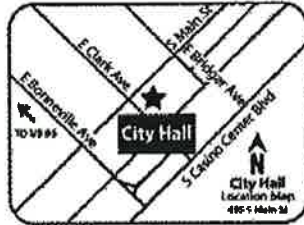
Submitted after final agenda

Date 7/12/16 Item

pg 1 of 3  
23-24 P

City of Las Vegas  
 Department of Planning  
 Development Services Center  
 333 North Rancho Drive, 3<sup>rd</sup> Floor  
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**SUP-64857 & SDR-64859 [PRJ-64743]**

Planning Commission Meeting of 7/12/2016

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12517211052

Case: SUP-64857

REESE JON J & JOCHABEL  
 7716 CUSTOM WEAVE CT  
 LAS VEGAS NV 89149-0430

Pg 2 of 3  
 23-24

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City of Las Vegas  
Dept. of Planning**OUTLINE OF OPPOSITION FOR:****SUP-64857, SDR-64859**

Presented by: Jon J. Reese and Jochabel Reese

Homeowners: 7716 Custom Weave Court, Las Vegas, NV 89149

**1) SEVERAL OTHER STORAGE FACILITIES ARE ALREADY EXIST IN SMALL RADIUS**

a) This area does not need another storage facility because the following are here:

i) Life Storage: 8424 Farm Road, Las Vegas, NV 89131

(1) This Life Storage is less than one mile (across the intersection of Farm and El Capitan) with available storage inventory.

(2) **THIS AREA DOES NOT NEED ANOTHER STORAGE FACILITY. THIS AREA IS IN NEED OF OTHER BUSINESSES AND SERVICES.**ii) Storage One: 7580 Oso Blanca Road, Las Vegas, NV 89149

(1) This facility is still under construction, past its completion deadline, and is less than one mile from the new proposed site. Once finished it has several hundred units of available inventory.

(2) WE OPPOSED THE BUILDING OF THIS STORAGE ONE FACILITY IN 2014 because there were already other storage facilities in the area and we believe this area still needs other businesses and services for the community, but the County Commission approved it anyway.

iii) Storage West Self Storage: 8856 W. Centennial Pkwy, Las Vegas, NV 89149

(1) This business is 2.1 mi from the proposed site with (as of today) 69 vacant units out of 683 available storage inventory. They are 93% occupied.

iv) U-Haul Moving and Storage: 8525 Oso Blanca Road, Las Vegas, NV 89116

(1) This business is 2.3 mi from the proposed site with (as of today) 12 vacant units available and over 90% occupied.

**2) BUSINESSES AND SERVICES THIS COMMUNITY COULD USE ON APN 125-17-214-001**a) Childcare/Preschool facilities and learning centers:

i) If there's any business that would thrive on this parcel, it would be a professional childcare and preschool facility. The single closest professional daycare/preschool within the far northwest area extending to Providence and Sky Canyon, and south to Centennial Hills is Creative Kids Learning Center at 8355 Farm Road, Las Vegas, NV 89131. This business is filled to capacity and there's often a waiting list. This area is growing as homes are being built and bought by families who commute to work from the I-95 and Durango. This would be an ideal location for such services.

b) Department/Retail Stores

i) This parcel could be used for retail stores that the upper northwest residents would frequent such as a 99 Cent Only Store, Toys "R" Us/Babies "R" Us, Jo-Ann Fabric &amp; Crafts Store, Sprouts Market (to compete with the ever busy Smith's and Albertsons), Best Buy, a furniture store (to name a few).

c) Restaurantsd) Community Church

i) A church would even do well on this parcel. There must be families in this growing area that would enjoy attending church, and there would be a large enough population to support it.

ii) This type of facility would also cause the least amount of traffic congestion on a regular basis.

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**SUP-64857 & SDR-64859 [PRJ-64743]**

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City of Las Vegas  
Dept. of Planning

12517716010  
ZHANG WEN BING  
4967 LOMA AVE  
TEMPLE CITY CA 91780

Case: SUP-64857

100 DRDGNP1 91780

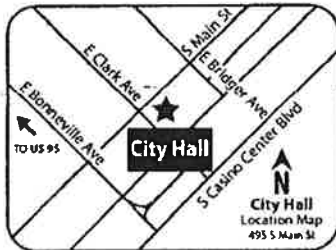


23-24P

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Case: SUP-64857

12517116020  
DIAS LAD & JACQUELINE  
7836 LOVELY PINE PL  
LAS VEGAS NV 89143-4445

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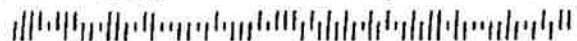
*this is overkill. we  
already have 2  
storage facilities right across the highway.  
Soon, they will be requesting  
24hr access and less parking.*

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**SUP-64857 & SDR-64859 [PRJ-64743]**

Planning Commission Meeting of 7/12/2016

125 DFDGHP1 89143



23-24P

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**SUP-64857 & SDR-64859 [PRJ-64743]**

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12517512014 Case: SUP-64857  
GREEN CHRISTINA  
7936 WILLOW PINES PL  
LAS VEGAS NV 89143-1346



23-24P

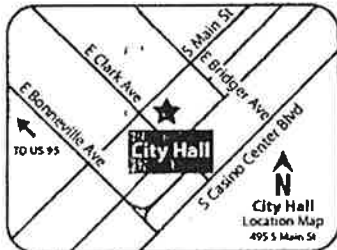
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Planning Commission Meeting of 7/12/2016

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*Go ahead with  
the project we  
need more projects  
for Centennial Hills.*

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12517211079  
MORALES DANIEL & TRINIDAD  
MORALES JOSE & MARIA  
8864 KNICKKNACK CT  
LAS VEGAS NV 89149-0452

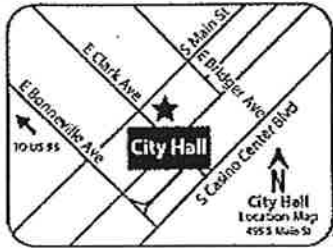
Case: SUP-64857



23-24 A

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Case: SUP-64857  
12517611003  
7785 NORTH DURANGO L L C  
69 ORCHARD ST  
NEW YORK NY 10002

2 DRDGNP1 10002



23-24A

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To:17024647499

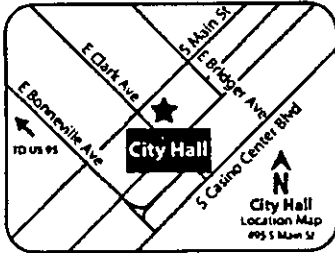
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**SUP-64857 & SDR-64859 [PRJ-64743]**

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JUL 25 2016

City of Las Vegas  
Dept. of Planning

Case: SUP-64857

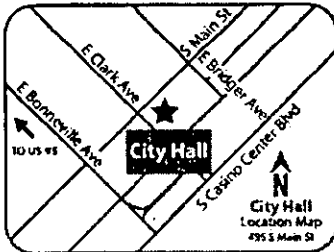
12517210143  
BERGER GARY L  
TIERNEY-BERGER PATRICIA A  
7601 TIFFANY LAMP CT  
LAS VEGAS NV 89149



1B-19A

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333 North Rancho Drive, 3<sup>rd</sup> Floor  
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12517211142  
LEUTHOLD SASCHA  
8928 FAMOUS ALCOVE CT  
LAS VEGAS NV 89149

Case: SUP-64857



18-19 A