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November 9, 2018

Via Facsimile (702-382-4803)

City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101
Attn: City Clerk

Re: Planning Commission Agenda of November 13, 2018
Applicant: 2800 Fremont, LLC
PRJ-745131
Item #28 SUP-74656
Item #29 SUP-74781
Item #30 SDR-74657
Firm File No.: Bentar Development (1811-LU)

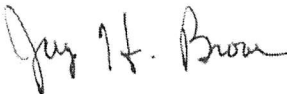
Dear City Clerk:

Please be advised that I represent the applicant in the above referenced matters.

I respectfully request that the above referenced matters be abeyed from the November 13, 2018 City Council meeting and be rescheduled to the December 11, 2018 meeting, as we need to work with staff on the project.

Your cooperation in this matter is sincerely appreciated.

Very truly yours,



Jay H. Brown

JHB:kc

cc: Councilman Bob Coffin (via fax 702-382-8558)
Steve Swanton (sswanton@lasvegasnevada.gov)
Peter Lowenstein (plowenstein@lasvegasnevada.gov)
Trinity Haven Schlottman (Trinitys@lsda.net)

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NOV 13 2018

Dept of Planning
City of Las Vegas

Submitted after final agenda

Items 28-30

Nora Lares

From: noreply@formstack.com
Sent: Thursday, November 08, 2018 2:25 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas



Formstack Submission For: PlanningApplicationComments2018
Submitted at 11/08/18 2:24 PM

Meeting Date: Tuesday, November 13, 2018

Project Number: PRJ-74513

Position: I OPPOSE the project and all related applications.

Name: Norm Williams

Residential or Business Address: 2721 howard dr
las vegas, NV 89104

Email: normwilliams2008@yahoo.com

Comments:

I'm opposed to this request especially without knowing more about the planned development. The details I received in the mail suggest the plan is to build an apartment complex and liquor store on this property which is the last thing that my neighborhood needs. I'm not opposed to developing the land for residential use but if the plan is to build an apartment complex similar to other housing developments in the area, it will do nothing for the community except add to the problems we've already been dealing with for decades, such as crime rates, particularly property crime, assaults, drug use and prostitution. My family has owned property in this area for over 50 years and I've seen firsthand the changes to this neighborhood and surrounding areas and it's not been good. Before the housing crash it seemed like there was some interest to revitalize the area but the housing crash decimated my neighborhood leaving many houses in my area either vacant and/or turned into

Submitted after final agenda

28-30P
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nuisance to other residents. The people moving into these rental houses have no investment in the neighborhood and so they do whatever they want without regard to the impact on the neighborhood. Without a home owners association we can only complain to the city for relief. It's not uncommon on the streets in this area to see abandoned cars, shopping carts, discarded furniture and other trash lining the street but more seriously in recent years there has been a lot more problems with property damage/theft, drug dealing, gangs, traffic and noise. And now you're proposing to put an apartment complex in an area already decimated by rentals, so I say no, I'm opposed to this.

In recent years I've seen a lot of activity to revitalize east Fremont but a corresponding lack of interest in east Charleston and Fremont and Boulder Hwy. As far back as I can remember Charleston and Fremont was never a desirable area; the main draw to this area was the Showboat/Castaways casino which has been gone for about 15 years. Since the demolition of the casino, this location has become a magnet for vagrants and crime and it's seems to get worse every year. It's not always been that way. Ten years ago, I always felt comfortable walking the streets around this area no matter what time of day or night but today, I don't even feel comfortable walking this area during the day. The last time I walked from my house to Lowes, I found blood on the sidewalks, broken bottles everywhere, drug paraphernalia, and condoms, and vagrants encamped not more than 20 feet from Boulder Hwy. I'm not exaggerating when I say that this is not a safe area so I'm as eager as anyone to see this area change but putting in an apartment complex and liquor store in this location will not improve the area. It's also not likely to attract the type of businesses residents want in the neighborhood. As far as I know there is only 1 supermarket within two miles of this location. There used to be a Food 4 Less at Eastern and Sahara but that closed several years ago, including the Harley Davidson next to it, and the Andre Agassi fitness gym next to that. Kmart on Sahara also closed recently so within a mile of where I live we have two Dottys casinos, two Family Dollar stores, some old motels and a gazillion car lots and car related businesses and a Lowes, which may not be there for long from what I've read in the media. So, if you put an apartment complex there, who will want to live there and what kind of businesses will they attract? Just across the street you have basically Lowes, a homeless motel, a sketchy nightclub and not much else. Putting an apartment complex at this location may take the pressure off housing downtown but it will do nothing for local residents except add to the problems we already have.

The other concern I have is about traffic. What traffic problems will this create, particularly at Boulder Hwy and Oakey? There's a blind curve at the intersection that has been the scene of several fatalities in the past. With more traffic turning onto Oakey from Boulder Hwy there will be more problems for people in my neighborhood, particularly my street because from Howard, because of the curve, you can't see the traffic coming from Boulder Hwy on to Oakey. This was never a problem when the casino was there because there were never any entrances/exits from the casino onto Oakey, and most people came or went from Boulder Hwy or Atlantic. You can see for yourself because the original wall is still there along

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other end of Howard at St Louis, which also has a blind curve. It's almost impossible to safely make a left turn onto St Louis from Howard. The oncoming traffic from Palm/St Louis across Boulder Hwy is two lanes, but once you cross Boulder, two lanes becomes one. The oncoming traffic is always driving too fast, and drivers are negotiating the lane changes and distracted from the cross traffic which you can't see until you're about a hundred yards away. Similarly, from Howard, you can't see the intersection at Boulder or see the oncoming traffic because of the curve so it's very difficult to judge when to safely turn left. Adding more traffic to Oakey is bound to create the same situation.

The other reason I object is because this property has a long history that goes back to when modern Vegas started. The showboat/castaways was in this location for fifty years and as far as I know, it's the largest undeveloped parcel near downtown which means that it's a unique opportunity to create something culturally significant that will attract residents and businesses suitable to creating a sustainable community and hopefully reduce crime and urban blight in the area. When people ask what ever happened to the Showboat/Castaways, I'd like to tell them something that makes me proud of living in this area.

And finally, I'd like to point out that back in the late 70s this was a nice area. It sounds cliché but nobody locked their doors, kids played in the streets and there weren't security bar fences, gates, and windows everywhere like today. Where Lowes is, there was a department store and supermarket on the other end of the lot. I'm not sure if there was a Denny's restaurant at that time but there were other restaurants and shopping nearby. But when the city started licensing sex shops at the end of Charleston and turned that area into a red light district, that planning action pretty much destroyed the area and surrounding neighborhoods. Businesses started closing and crime was so bad within 10 years the casino started putting up security towers in the parking lots which ended up making the whole area look like it was under siege. Now I hear people refer to this area as 'zombieland' because of all the drug activity and the area has one of the highest crime rates in the valley. Putting an apartment complex there will just add to the problems we've been dealing after decades of poor planning.

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

Nora Lares

From: noreply@formstack.com
Sent: Monday, November 12, 2018 10:23 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas



Formstack Submission For: PlanningApplicationComments2018
Submitted at 11/12/18 10:22 PM

Meeting Date: Tuesday, November 13, 2018

Project Number: PRJ-74513

Position: I OPPOSE the project and all related applications.

Name: norm williams

Residential or Business Address: 2721 howard dr
las vegas, NV 89104

Phone: (702) 431-1145

Email: howboutthisone_huh@yahoo.com

Comments:

I'm opposed to this request especially without knowing more about the planned development. The details I received in the mail suggest the plan is to build an apartment complex and liquor store on this property which is the last thing that my neighborhood needs. I'm not opposed to developing the land for residential use but if the plan is to build an apartment complex similar to other housing developments in the area, it will do nothing for the community except add to the problems we've already been dealing with for decades, such as crime rates, particularly property crime, assaults, drug use and prostitution. My family has owned property in this

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surrounding areas and it's not been good. Before the housing crash it seemed like there was some interest to revitalize the area but the housing crash decimated my neighborhood leaving many houses in my area either vacant and/or turned into rentals that non-resident property owners ignore, and so their houses end up being a nuisance to other residents. The people moving into these rental houses have no investment in the neighborhood and so they do whatever they want without regard to the impact on the neighborhood. Without a home owners association we can only complain to the city for relief. It's not uncommon on the streets in this area to see abandoned cars, shopping carts, discarded furniture and other trash lining the street but more seriously in recent years there has been a lot more problems with property damage/theft, drug dealing, gangs, traffic and noise. And now you're proposing to put an apartment complex in an area already decimated by rentals, so I say no, I'm opposed to this.

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problem when the casino was there because there were never any entrances/exits from the casino onto Oakey, and most people came or went from Boulder Hwy or Atlantic. You can see for yourself because the original wall is still there along Oakey. And you can see what will happen with more traffic just by looking at the other end of Howard at St Louis, which also has a blind curve. It's almost impossible to safely make a left turn onto St Louis from Howard. The oncoming traffic from Palm/St Louis across Boulder Hwy is two lanes, but once you cross Boulder, two lanes becomes one. The oncoming traffic is always driving too fast, and drivers are negotiating the lane changes and distracted from the cross traffic which you can't see until you're about a hundred yards away. Similarly, from Howard, you can't see the intersection at Boulder or see the oncoming traffic because of the curve so it's very difficult to judge when to safely turn left. Adding more traffic to Oakey is bound to create the same situation.

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