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

GEORGE T. BOCHANIS
LAW OFFICES

631 SOUTH NINTH STREET
LAS VEGAS, NEVADA 89101

GEORGE T. BOCHANIS, ESQ.
ADAM L. MUSLUSKY, ESQ.
ALLAN P. CAPPS, ESQ.

PAUL A. EDWARDS
WORKER'S COMPENSATION ADMINISTRATOR

TELEPHONE (702) 388-2005
FACSIMILE (702) 388-0484

PERSONAL INJURY AND WORKER'S COMPENSATION LAW

July 26, 2006

VIA FACSIMILE ONLY
385-7268

City of Las Vegas Planning Commission
400 Stewart Ave.
Las Vegas, NV 89101

Re: GPA 14325

Dear Planning Commissioners:

I am the property owner at 631 South Ninth Street in Las Vegas, Nevada which houses my law firm. I have been at this business address since the time I constructed my office in 1992. It is my understanding that the above general plan amendment contemplates several tall office buildings and a large parking garage on East Charleston Boulevard between Ninth and Tenth Streets.

I am unable to attend the planning commission meeting on this agenda set for Thursday, July 27, 2006 because I currently serve as a Henderson Planning Commissioner and have a Henderson Planning Commission meeting at the same time.

I have not reviewed the proposed plans for this mixed use development but have several concerns based on some of the general concepts of the plan that were described to me by one of the applicants representatives during a briefing I had with him at the conclusion of a Henderson Planning Commission briefing session.

Obviously, a major concern is that his project would somehow alter or modify our access from South Ninth and South Tenth Street from Charleston Boulevard to our office location which is on the corner of South Ninth Street and Garces Avenue. As you know, the city expanded Las Vegas High School at the corner of South Ninth Street and Clark Avenue thus blocking any access we have from the north. Therefore, I want to ensure that this project in no way alters access from South Ninth and South Tenth Street from East Charleston Boulevard to our location on South Ninth Street and Garces Avenue.

4350p

GEORGE T. BOCHANIS
LAW OFFICES

The second concern has to do with parking with the impact that this is project would have on street parking. We want to make sure that there are no waiver for parking given to this project that will impact our customer parking in our existing neighborhood.

I also want to know whether the applicant is actually going to build this project, or has committed to building this project or is the applicant simply seeking entitlements for future sale after you grant their zoning variance requests.

Finally, a major concern with respect to this project is the impact that the construction of this project will have on my existing business and all those businesses, primarily consisting of law offices in this area. I would like to know how long the construction of this project will take. Since it is such a massive project, I am assuming that there will be at least one hundred construction workers at all times working on this project. This raises the issue as to where these individuals will park their vehicles. The applicant should be required to provide separate parking in a designated lot for those individuals who work on this project. We cannot have our on street parking taken away for the six to twelve month period that I assume this project will take to build. Another issue as to where the material for this project will be stored. We again request that you require a condition that a separate materials staging area on Charleston Boulevard be provided by the applicant. Additionally, the applicant should be required to provide access at all times from East Charleston Boulevard to South Ninth and South Tenth Street during this construction period. At no time should either of these streets be blocked during construction and the applicant should be required to provide all such traffic control such as flagmen and appropriate signage to make sure that traffic continuously flows on South Ninth and South Tenth from East Charleston Boulevard.

Finally, I would like to know the impact that this project has on the city's historic preservation district concept. Many of property owners in the area objected to these historical preservation district requirements being imposed upon us and now it appears that one applicant is easily able to obtain variances from the historical preservation district requirement that many of us have objected to for years. It appears that this massive project would be entirely inconsistent with the goals of the city's historical development district.

GEORGE T. BOCHANIS
LAW OFFICES

I have spoken to several other property owners in my area, many of whom were unaware of the meeting that was held by the applicant with respect to this project. Further, many other property owners have informed me that they are going to wait to see what the planning commission approves then if it is objectionable, they plan to voice their concerns and objections to city council.

I thank you for taking into consideration my concerns with respect to this project.

Sincerely,

George T Bochanis

GEORGE T. BOCHANIS, ESQ.

GTB.jh

43-50 P

July 20, 2006

Glenn Trowbridge
City of Las Vegas Planning Commission
c/o City of Las Vegas Planning & Development Dept.
731 South 4th Street
Las Vegas, NV 89101

Dear Mr. Trowbridge:

I am writing this letter in regards to the mixed use project at 9th & 10th Street proposed by George C. Garcia.

I own some apartments located at 604 South 11th Street and I feel that this project would be a definite improvement for the neighborhood and I am for this project being developed.

Sincerely,

Perry B. Whitt
2701 Bryant Avenue
Las Vegas, NV 89102

PBW/cf

RECEIVED
JUL 25 12 57 PM '06
PLANNING AND DEVELOPMENT

ITEM # 43-50 R
CASE #
PC MTG 7.27.06 A

RECEIVED
AUG 03 2006

Thiriot 1977 Trust
621 So. 9th St.
Las Vegas, NV 89101
July 30, 2006

Las Vegas City Planning Commission
400 Stewart Ave.
Las Vegas, NV 89101

RE: Proposed mixed use project on Charleston Blvd., between 9th and 10th Streets (VAC-12884, GPA-14325, SDR-14349, SUP-14339, VAR 14345, VAR-14342, VAR-14347, ZON-14338)

ATTN: Planning Commission:

On July 5, 2006, I met with David Clapsaddle at the Senior Center, in regards to the above referenced mixed use project. After checking all the proposals I am very much in favor of this project. My properties (617 & 621) are on 9th Street in the block just north of the proposed project.

Since your planned meeting of July 27, was postponed until later, this letter will verify my agreement with the project since I will not be able to attend the next meeting. My hope is that this will be passed because it will be a wonderful bonus to this part of the downtown area.

I would be happy to talk to anyone on the planning commission if there is question as to my position in this matter. My telephone # is 384-2498.

Thank you for your attention to this matter.

Sincerely,

Joseph E. Thiriot

Joseph E. Thiriot

A

Telephone Protest/ Approval Log

SDR-14349
VAC-12884

Meeting Date: 08/24/06 **Case Number:** GPA-14325
SUP-14339
VAR-14347 VAR-14345 VAR-14342 ZON-14338

Date: 08/22/06
Name: Karen Velgkovic
Address: 807 E. Oakey
L.V. NV 89104
Phone: 385-4219
☐ **PROTEST** ☒ **APPROVE**

Date:
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Address:
Phone:
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Date:
Name:
Address: ITEM # 17-24
CASE # SEE ABOVE
PC MTG 9-7-06
Phone:
☐ **PROTEST** ☐ **APPROVE**

A

Vanda B. Canaii
1119 South 6th St.
Las Vegas, Nevada 89104

Thursday, September 7, 2006

Re: scheduled item approval of
VAC - 12884
GPA - 14325
GDR - 14328
SUP - 14339
VAR - 14345
VAR - 14342
VAR - 317
ZON - 14338

City Planning Commission
Las Vegas, Nevada

The project scheduled meeting for 10th Street and Charleston Blvd presented by Dave Clapsaddle and team is a welcomed enterprise. I am happy to give my approval for this venture to help enhance the beautification of our wonderful neighbourhood. Dave and his team delivered an informative project with understandable charts & great visuals. The team was approachable, returned calls with information requested. Dave and team assured the neighbors that their input was a certainty. I hope the rest of Charleston Blvd developments follow the lead of this pulchritudinous project. I hope that the planning commision visualizes my site and approves this project for the neighbourhood. Thank you.

Vanda Canaii

Submitted at Planning Commission

Date 9/7/06 Item #17-24