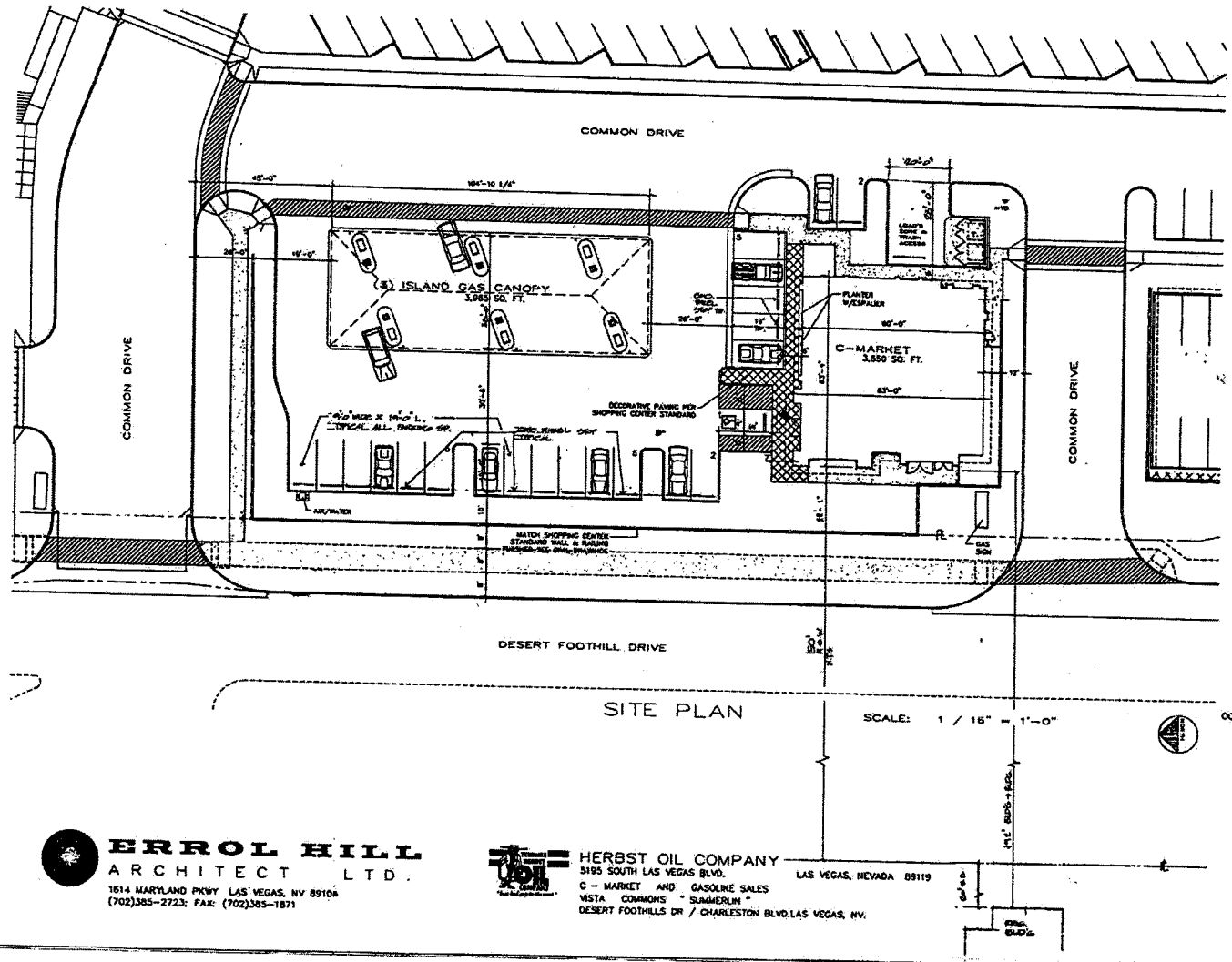

SITE PLAN

SCALE: 1 / 16" = 1'-0"

RECEIVED
MAR 02 2007

PARKING RECAP

REQUIRED
1. C-MARKET 3,550 s. f. @ 1/300 15 . 0

PROVIDED
1. HANDICAP = 1 . 0
2. STANDARD = 21 . 0
TOTAL: 22 . 0

OCCUPANT LOAD = 118

ERROL HILL
ARCHITECT LTD.
1514 MARYLAND PKWY LAS VEGAS, NV 89104
(702)385-2723; FAX: (702)385-1871

HERBST OIL COMPANY
5195 SOUTH LAS VEGAS BLVD. LAS VEGAS, NEVADA 89119
C - MARKET AND GASOLINE SALES
VISTA COMMONS " SUMMERLIN "
DESERT FOOTHILLS DR / CHARLESTON BLVD.LAS VEGAS, NV.

HERBST OIL COMPANY
VISTA COMMONS

SHEET 1
OF 6
10 / 16 / 06

SUP-18910 03-07-07 CC

Date 3/5/07 Item # 132

RECEIVED
CITY CLERK

2007 MAR -6 A 11: 32

March 2, 2007

Attention:
Beverly Bridges
City Clerk (Acting City Clerk)
First Floor, City Hall
400 Stewart Avenue
Las Vegas, NV 89101

Protest

RE: SUP-18910

Dear Ms. Bridges:

I wish to express my adamant opposition, as a property owner in the Summerlin Paseos Coronado Condominium development, to the proposed special use permit for a liquor store/convenience store/gas station on the 0.91 acres at Desert Foothills Drive and Charleston Boulevard. This is an inappropriate usage and exception for this neighborhood!

The problems associated with this type of usage are manifold. These include such things as pollution runoff from gasoline pumps, increased air pollution and smog, loitering, vandalism, crime, litter, noise, and higher insurance costs for neighboring property owners such as myself due to the gasoline tanks, pumps, and ambient concerns of insurers about the spin-off effects of such facilities on the areas immediately surrounding them. This type of usage is not appropriate for this location in this type of neighborhood. It is appropriate in a heavy commercial area such as at the freeway interchange and east of the 215 Highway in that commercial district.

The concerns of parents for their children in terms of the crime, liquor, loitering, cigarette sales, and the safety of them with the volume of cars pulling in and out of the gas station is a major concern as well. This cannot help but further erode the property values in the immediate area beyond what has already occurred in the current housing value slowdown in the Valley.

I am sure that Terrible Herbst, Inc. has given the city all of the appropriate pablum of assurances that they will operate a clean facility--and that may be true. However, that is a relativity issue. A "clean" gas station/liquor store/convenience store operation is still far less desirable—and clean-- from an environmental and aesthetic perspective than would be an equally clean conforming usage of the site. My suggestion is that they take their operation to the other side of 215 and pay the extra real estate acquisition cost associated

Date 03-06-07 Item #132

with being where they should be---with all of the other heavier intensity and impact commercial business activity. The zoning of P-C is appropriate for this site and this is not an appropriate exception.

The type of business that would be appropriate here would be a small neighborhood strip center with tasteful and approved architecture and construction that blends into the neighborhood and its beautiful natural surroundings. Tenants such as a Starbucks or Caribou Coffee, Panera, a local coffee house, a niche grocer, a dry cleaner (processing off-site), a hair salon and maybe a small medical/dental service provider would be much more appropriate for this site both in terms of relative intensity of usage as well as in being a positive for the neighborhood values rather than a negative drag on them.

I purchased this property with the understanding that the vacant parcel was P-C zoned and was not going to become something detrimental like a liquor/convenience store/gas station. This would be an outrageous affront to nearby property owners such as myself and would undoubtedly lead to a deterioration in the quality of life in that Summerlin neighborhood. This is in conflict with the purported and published vision of Summerlin as a well-planned community with the best interests of all---and not just the few, in mind. While this may not be a fair portrayal of things, it is difficult not to imagine that for Terrible Herbst, Inc. to get this far along in the proceedings on such an obviously poor special use of this site, they must have some sort of undue influence on decision-makers. Why else would there be any serious consideration given to putting such a business at this site?

Upon reflection, I choose to conclude that this is not the case, that the city is following due process, and that the city will show that they are in touch with the concerns of the many----the property owners paying lots of taxes over and beyond their large mortgages along with their families---rather than those of the few----the owners of Terrible Herbst, Inc. The decision to me seems obvious for the city---preserve property values. Thank you for considering this in your deliberations.

Sincerely,

Dennis Rosinski
Owner/Taxpayer of Record
860 Canterra
Unit 1036
Paseos Village
Summerlin/Las Vegas, NV