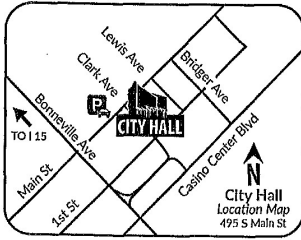


City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

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I SUPPORT  
this Request



I OPPOSE  
this Request

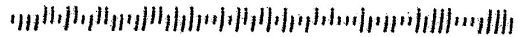
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**24-0647-SDR1**

Planning Commission Meeting of **03/11/2025**

24-0647-SDR1  
13927110142  
MARTINEZ NELSON A  
618 W VAN BUREN AVE  
LAS VEGAS NV 89106-3041

891063041 0002



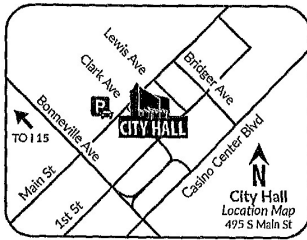
Submitted At Meeting

Date **3/11/25** Item **23**

By: **Marc Martinez**

City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

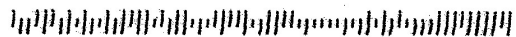
**24-0647-SDR1**

Planning Commission Meeting of **03/11/2025**

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24-0647-SDR1  
13927110149  
SERNA EVALYN  
619 HARRISON AVE  
LAS VEGAS NV 89106-3018

8910633018 C002



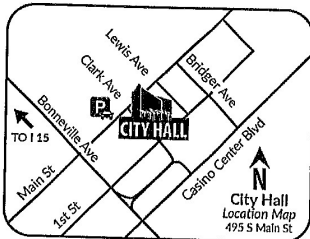
Submitted At Meeting

Date 3/11/25 Item 23

By: Evalyn Serna

City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

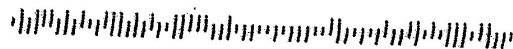
**24-0647-SDR1**

Planning Commission Meeting of 03/11/2025

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24-0647-SDR1  
13927110151  
THOMPSON CYNTHIA  
LAVOLL CYNTHIA L  
601 HARRISON AVE  
LAS VEGAS NV 89106-3018

89106-3018 C002



Submitted At Meeting

Date 3/11/25 Item 23

By: Cynthia Thompson

Cynthia Thompson  
601 Harrison avenue  
Las Vegas, Nevada 89106  
March 6, 2025

City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

**Subject: Opposition to Proposed Four-Story, 22-Unit Multi-Family Residential Building Behind 601 Harrison avenue.**

Dear Planning Committee,

I am writing to formally express my opposition to the proposed fourplex development planned for the northwest corner of Van Buren Avenue and F Street behind my property at 601 Harrison Avenue. While I understand the need for responsible development, I have significant concerns about the impact this project will have on our neighborhood.

First and foremost, the introduction of a multi-unit residential building in this area raises serious concerns regarding **property values and neighborhood character**. Our community primarily consists of single family homes, and adding a fourplex could dramatically alter the density and aesthetic appeal of our neighborhood.

Additionally, I am concerned about the **increase in traffic and parking congestion**. The addition of multiple units, each with multiple residents and vehicles, would exacerbate existing traffic flow issues and increase safety concerns for pedestrians, especially children and elderly residents.

Moreover, the **privacy and quality of life for adjacent homeowners** will be significantly impacted. A multi-story building will result in a loss of privacy for my property and others nearby. The added noise, lighting, and overall activity from multiple families will disrupt the quiet enjoyment of our homes.

I urge the planning committee to reconsider this proposal and explore alternative solutions that better align with the previous zoning and character of our community. If necessary, I request the opportunity to speak at an upcoming meeting to present these concerns in further detail.

Thank you for your time and attention to this matter. I appreciate your consideration and look forward to your response.

Sincerely,  
Cynthia Thompson  
(702) 415-3883

Submitted At Meeting

Date 3/11/25 Item 23  
By: Cynthia Thompson