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L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

September 29, 2022

City of Las Vegas
Department of Planning & Zoning
495 S. Main St.
Las Vegas, NV 89101

**RE: 6th and Gass Ave. Apartments
22-0360**

To Whom It May Concern:

Please accept this letter as a formal request for an abeyance on our CC Hearing scheduled on October 19th, 2022. We would like the project to be held for thirty days. There are some changes we are working out with client and we are looking at options to review any plan revisions as needed.

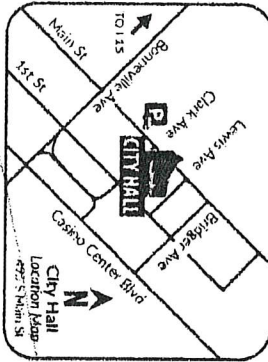
Thank you,

Sheldon Colen
SCA Design

**22-0360-SDR1
RECEIVED 9.29.2022
10.19.2022 CC MEETING**

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings



For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

22-0360-SDR1

City Council Meeting of 10/19/2022

RECEIVED
CITY CLERK

2022 OCT 17 P 4:51



22-0360-SDR1
13934410217
WOOLDRIDGE LAW LTD
400 S 7TH ST # 400
LAS VEGAS NV 89101

Submitted after final agenda

Item 85

Form Name:	RDA and City Council Comments
Submission Time:	October 16, 2022 6:59 pm
Browser:	Chrome 106.0.0.0 / Windows
IP Address:	148.170.71.154
Unique ID:	1022334127
Location:	36.1506, -115.1805

Meeting Date	Wednesday, October 19, 2022
Meeting Type	City Council
Agenda Item Number	85
Project Number	22-0360-S
Position	I OPPOSE the project and all related applications.
Name	Rebecca Burton
Residential or Business Address	Manager, Towanda LLC 801 South 6th Street Las Vegas, NV 89101
Phone	(702) 496-4249
Email	burtonreb@aol.com

Submitted after final agenda
Item 85

Comments

Good Morning City Council!

I am writing as Manager of Towanda LLC which owns the professional office building directly across the street from the above-referenced proposed project the subject of Agenda Item No. 85. With regard to the proposed project, I ask that you vote on the side of common sense, concern for long-lasting good development, and the wisdom of your planning staff. Your City Council planning staff has advised you to vote against the proposed project. The proposed project lacks common sense, primarily because there is no parking. I have photographs showing the current existing lack of parking surrounding the proposed project site. Accordingly, it does not represent long-lasting good development. In fact, the Planning Commission staff recommended denial for that very reason. I attended the Planning Commission meeting for the purpose of voicing my objection. I was heartened to see that staff recommended denial, then I was horrified to witness every single project before the Planning Commission ... including several recommended denials ... all receive seven green check marks without discussion by the Planning Commission (excuse me, one sole member voted "no" on a single lone project). Several citizens, like me, voiced their legitimate objections, but there was no discussion ... just pasted on sympathetic smiles from the members of the Planning Commission and green checks, ignoring staff recommendation and the obvious glaring problems with the proposed project.

A little math on Agenda Item No. 85 evidences that the proposed project is not attractive:

19,536 total square footage of the proposed project
-2,491 square feet subtracted for proposed commercial space
- 729 square feet subtracted for proposed office space
=1,631 square feet divided by 86 residential units = 189.72 square feet per unit less hallways and maintenance areas.

Yes, that's right. Less than 190 square feet per residence. I googled "size of average hotel room" and the response was 300 square feet ... these "residential units" are 1/3 smaller than the average hotel room and there is nowhere to park. There is probably not even enough space to store a bicycle. The limited parking around the proposed project is metered. The residents will realistically need vehicles, because there are no services, like grocery stores, within walking distance. Where will the 86 residents, their roommates, their guests, the staff of the office space, the employees and customers of the commercial space, the uber drivers who might have to tote around all of these people, the delivery drivers, and maintenance workers all park? With this in mind, will Agenda Item No. 85's proposed project really improve the City of Las Vegas and its commerce?

I am all for City improvement and development of the Arts District. Towanda LLC owns 801 S. 6th Street across the street from the proposed project. Towanda LLC's building was created in 1933, then renovated with care to maintain its original charm with the assistance of Mayor Goodman's

wonderful Visual Improvement Program. Agenda Item No. 85's proposed project across the street, however, will not visually improve this historic neighborhood. It will bring congestion, noise, and chronic parking problems to the neighborhood. We can do better as a community. Accordingly, please join your wise staff in saying NO to Agenda Item No. 85's proposed project for the sake of the potential residents who will be forced to pay the price for the lack of parking the developers are trying to pass off to the residents and who will have to fight for what little parking is available and deal, along with their neighbors, with the additional noise and congestion. Thank you for your time.

ITEM #85



Submitted at City Council
Date 10/19/22 Item 85
By: Rebecca Burton

FACING NORTH
ON 60TH STREET

ITEM #85

PROJECT LOT



FACING SOUTH
ON 6TH STREET

ITEM #05

