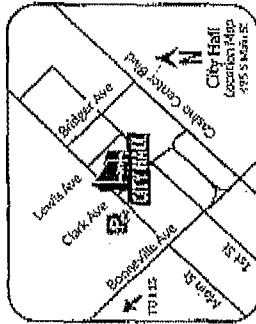


**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

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

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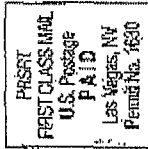
☐ I SUPPORT
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22-0592 and 22-0592-WVR1 and 22-0592-ZON1 and 22-0592-SUP1 and 22-0592-SDR1
Planning Commission Meeting of 01/10/2023

22-0592
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MARSHALL ROBERT E
625 S 8TH ST
LAS VEGAS NV 89101-7004

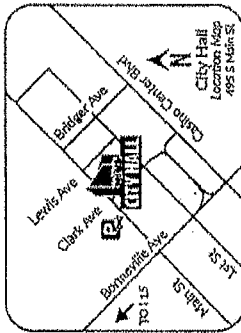


Submitted after final agenda

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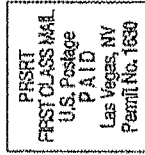
Planning Commission Meeting of 01/10/2023

22-0592
13934810013
CHEUNG KIN YAN
PO BOX 30668
LAS VEGAS NV 89173-0668

where is the parking for 113 units
Totally NON CONFORMING

WITHIN THE AREA

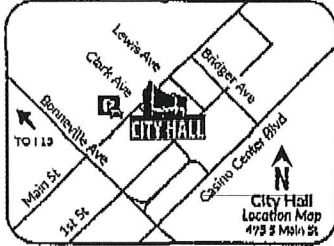
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City of Las Vegas, Department of Community Development
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Las Vegas, Nevada 89101

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We are an owner-occupied
local business
Multi-family residential
proposal is not
compatible with
surrounding businesses.
Proposal has insufficient
parking.



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I SUPPORT
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Planning Commission Meeting of 01/10/2023

22-0592

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NOMAWA PROPERTIES L L C

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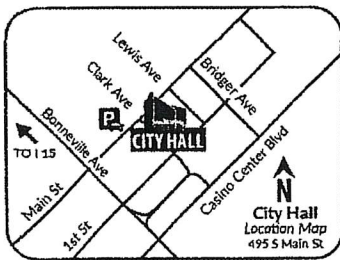
LAS VEGAS NV 89101-7003



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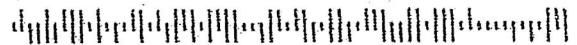
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Planning Commission Meeting of 01/10/2023

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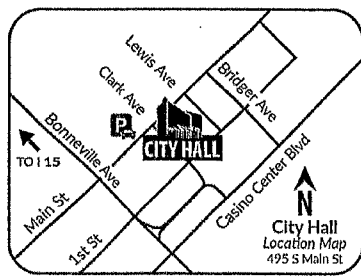
22-0592
13934810061
ZIRZOW BUILDING L L C
850 E BONNEVILLE AVE
LAS VEGAS NV 89101-7031



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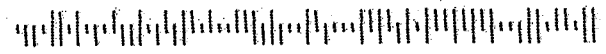
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Planning Commission Meeting of 01/10/2023

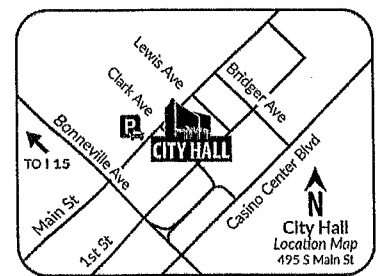
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SAKEN JOEL SANFORD TRS
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

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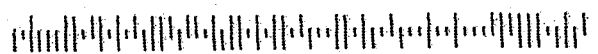
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Planning Commission Meeting of 01/10/2023

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SAKEN JOEL PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

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Submitted after final agenda



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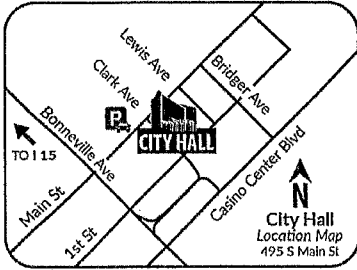
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7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

☒ I SUPPORT
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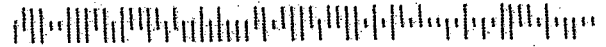
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Planning Commission Meeting of 01/10/2023

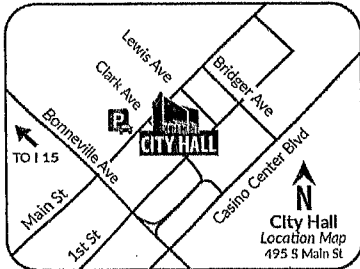
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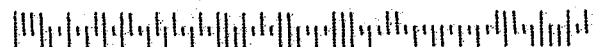
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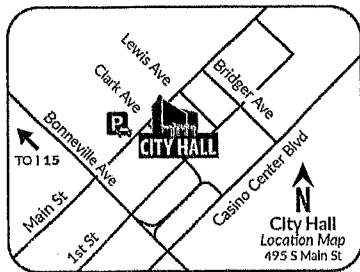
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NORTH HOLLYWOOD CA 91605

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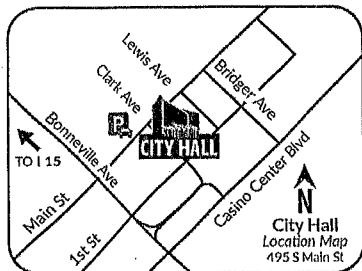
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JOEL SAKEN PROPERTIES L L C
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NORTH HOLLYWOOD CA 91605

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☒ I SUPPORT
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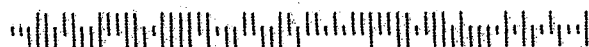
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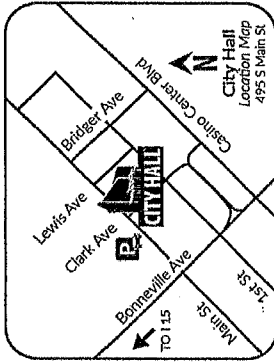
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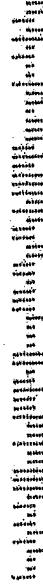
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City of Las Vegas
Department of Planning

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7360 ATOLL AVE
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Emily Wetzstein

From: noreply@formstack.com
Sent: Tuesday, January 3, 2023 1:11 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please use caution before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**



Formstack Submission For: Planning App Comments
Submitted at 01/03/23 1:10 PM

Meeting Date: Tuesday, January 10, 2023

Project Number: 22-0592

Position: I OPPOSE the project and all related applications.

Name: Ann Salisbury

Residential or Business Address: 617 S. 8th Street
Las Vegas, NV 89101

Phone: (702) 382-2898

Email: Contact@mhsreporters.com

Comments:

1. Setbacks and landscaping buffers are unreasonable.
2. Requested waiver of minimum parking standards is grossly unreasonable.
3. The proposed building is too large in scale and out of character with the surrounding development in the neighborhood.

Submitted after final agenda

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motherhood collective
LAS VEGAS

January 9, 2023

City of Las Vegas Planning Commission
Re: Application 22-0592

To Whom It May Concern:

This letter is being sent to express our opposition to the proposed six story, 113 unit, multi-family residential development at the southeast corner of Bonneville Ave and 8th Street. We are a small business directly across 8th Street from the lots being considered. The proposed building is too large in scale to fit within the character, housing, and businesses already in the surrounding neighborhood. The setbacks and landscaping buffers are unreasonable. The requested waiver of minimum parking standards is also unreasonable. There is not enough street parking for the small number of residents and businesses currently operating on the block.

Thank you,

Suzannah C Franco and Erica Delmore, Owners

610 S 8TH ST LAS VEGAS, NV 89101

25adP

Newark & Newark Law Firm

Richard C. Newark, Esq

Narrah F. Newark, Esq.

608 S 8th Street • Las Vegas, NV 89101
702.888.BKBK (2525) • Fax • BK@nnbklaw.com

January 9, 2023

To Whom it May Concern,

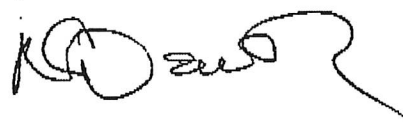
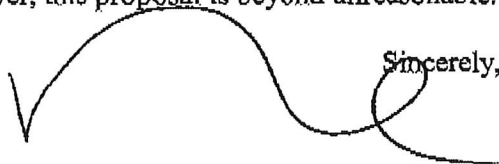
Please accept this letter as our **OPPOSITION** to the proposed development of a six-story 113 unit multi family residential development *directly across from our property*. The proposed monstrosity would sit on a small piece of land on the Southeast corner of Bonneville and 8th Street. The proposed variance is seeking to convert APNs 139-34-801-016 and 139-34-810-122 from predominately single family residential lots into a 113 unit multi family residential with the potential for commercial development on the ground level.

Presently, the area is mainly residential homes and converted residential homes that are occupied by extremely small businesses. The residents and small businesses both use the minimal street parking now. On most business days there are only a few empty parking spaces on 8th Street during standard business hours. There is currently a building being constructed for the Law Office of Sylvia Esperanza only a few parcels down from the this application that will only add to the parking issues on 8th Street. The City of Las Vegas previously granted an exemption to this project with regards to parking. Ms. Esperanza's building takes up its entire parcel with **NO PARKING AT ALL** for employees or clients. Once, Ms. Esperanza's building is complete and occupied there will be major parking issues on 8th Street. And now Application 22-0592 is requesting a waiver of some 60 parking spaces! We are totally against the requested waiver of minimum parking standards. If this waiver is granted it will have a negative impact on every small business on 8th Street and cause headaches for every resident.

The proposed building is too large in scale and out of character with the surrounding development in the neighborhood. We are all aware that there is a need for reasonable housing in the Valley, however cramming 113 units onto a small piece of property is certainly not the answer. It is not fair to the present businesses, residents and especially the future tenants that will be living in tuna cans with no parking! The only person that is going to benefit from the requested waivers will be the developer. The whole point of having zoning laws is to prevent unreasonable and irresponsible development which is exactly what the proposed application is.

As a downtown property and business owners, we have predominately welcomed the changes to the area. However, this proposal is beyond unreasonable.

Sincerely,



Narrah F. Newark, Esq.

Richard C. Newark, Esq.

25adP

ANDREW S. T. FRITZ, LTD.609 South 7th Street • Las Vegas, Nevada 89101Telephone: (702) 383-5155 • Email: contact@fritzlawyers.com • Website: www.fritzlawyers.com

Andrew Fritz, Esq.*

*Licensed in Nevada and Tennessee

Laura L. Fritz, Esq.**

**Licensed in Nevada and Michigan

January 6, 2023

Fax: 702-464-7499

Re: Application 22-0592

Hearing Date: 01.10.2023, 6:00 p.m.

To Whom It May Concern on the City of Las Vegas Planning Commission:

Please accept this letter as our **absolute opposition** to this Application. We have owned 609 South 7th Street since April 2013. Since then, we have been operating our small family law firm.

The variances are attempting to convert APNs 139-34-801-016 and 139-34-810-122 from predominantly residential lots to one enormous apartment building with 113 units. This is quite a change in the demand upon the land for which the surrounding area currently supports. We do not understand how these two APNs, that are currently zoned as residential APNS, can even be considered to be converted into a 113 unit apartment building. This would mean that at the very minimum 113 people would be living on the two residential-sized properties. This is listed as a multi-family project, so we can assume that they intend to house many more than 113 people in the apartment building. This is a completely unreasonable use of two APNs. It will significantly stress the resources of the area.

It appears to us that the only person/entity that is benefitting from the project is the owner of the two APNs. It is to the detriment of all of the surrounding businesses and residences. It is to the detriment, we believe, even to the future proposed tenants.

Currently, the surrounding businesses use the street parking outside their buildings or on their own property to accommodate their clients/guests/patrons. Our clients park outside our business or park in the parking lot on our property. Our business does not infringe on our surrounding neighbors. Further, for example, in the larger and taller building of Craig P Kenny, on the corner of 8th and Clark, there is parking under the building, parking on the property and a lot was purchased solely for the use of parking to accommodate the patrons of the building. His business does not stress the available parking of the surrounding businesses and homes.

However, this variance is completely unreasonable as to its request. They want the majority of the parking to be used on the surrounding public streets. It seems they want a variance which would require the residents of the apartment building to park on the street. This means that all of the 113 units that have a vehicle or motorcycle and their visitors with a vehicle or motorcycle would be forced to park on the street. Obviously, they would not be able to simply park their

vehicles in front or on the side of the apartment building. They would have to park up and down all of the surrounding streets. Any large commercial building that is approved on the proposed APNs should be required to provide parking on their property and not rely on street parking. This is completely unfair to the surrounding properties. If the variance is granted as proposed, it would seriously impair the current surrounding businesses to continue to conduct business. Not to mention, there are still residential homes on 8th Street almost next door to this proposal and on our street, 7th Street. They would be adversely harmed by this variance as well. Finally, we understand that street parking is public parking and no one is prohibited from parking in front of our business or any other. However, the residences and businesses in the area are reasonably sized for the lot and do not have their patrons/clients parking up and down the surrounding streets as this variance would require.

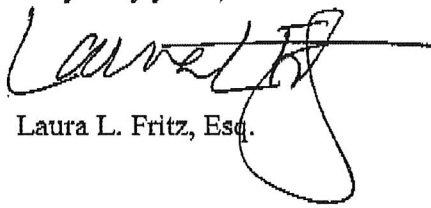
Further, the setbacks and landscaping buffers requested are unreasonable. They do not conform to the surrounding properties.

Finally, this building does not represent the character for which the surrounding owners have maintained even while building new homes or businesses. This building is proposed to be six stories. It is estimated that 90% of the surrounding buildings are one and two stories. This building would ruin the esthetics of the surrounding area and would stick out like a sore thumb.

As a downtown business owner, we have predominately welcomed the changes to our neighborhood as of late. However, this one is completely unreasonable for the area available. It over stresses the surrounding area in every capacity.

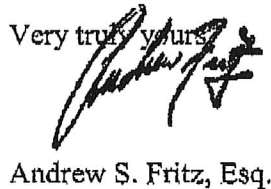
Thank you for your time.

Very truly yours,



Laura L. Fritz, Esq.

Very truly yours,



Andrew S. Fritz, Esq.

Luv Trust
630 S 9th St
Las Vegas, NV 89101

January 9, 2023

To: City of Las Vegas Planning Commission

Re: Application 22-0592

To Whom it May Concern:

Please accept this letter as my opposition to the proposed development of a six story, 113-unit multi family residential development at the southeast corner of Bonneville Avenue and 8th Street.

Setbacks and landscaping buffers are unreasonable.
Requested waiver of minimum parking standards are also unreasonable.

The proposed building is too large in scale and out of character with the surrounding developments in the neighborhood.

Sincerely,

Marie Dischbein Campanella
Luv Bug Trust

25a-dP

Fax to: 702-464-7499

Date: January 5, 2023

To: City of Las Vegas Planning Commission

Re: Application 22-0592

From: Donald R. Layton, a property owner 606 South Ninth Street, Las Vegas, NV 89101

To Whom it May Concern

This notice is to express my strong opposition to the proposed construction of a six-story 113-Unit multi-family residential development at the southwest corner of Bonneville Avenue and Eighth Steet, Las Vegas, Nevada. In talking to the person developing this project I was told there would only be about 75 parking spots built into this project with the balance of the required parking to be "street parking". Currently the streets surrounding this project are used for the professional firms' clients' parking.

The requested waiver of minimum parking standards is unreasonable for this project's location.

Setbacks and landscaping buffers are unreasonable.

The proposed project is much too large and not compatible with the existing properties of the professional firms in the surrounding areas.

25adP



January 5, 2023

Via Facsimile 702-464-7499

Planning Commission
City of Las Vegas, NV
495 South Main Street
Las Vegas, NV 89101

Re: 22-0592 – Applicant Investar USA – Owner EL Walker, ET Al –
APNs 13-34-801-016 and 139-34-810-122
Current Meeting Date and Time: January 10, 2023 at 6:00 p.m.

Dear Planning Commission Members:

I am the managing member of the Law Office of Brian D. Shapiro and the member of KBEB, LLC which is the owner of 510 S. 8th Street, Las Vegas, Nevada 89101. I am writing to indicate that I withdraw my support for the above referenced application.

I note that I have spoken with the Applicant's representative, several owners of neighboring properties and have fully reviewed the application. Although I have previously indicated my support for the application, I now withdraw my support and indicate my opposition.

This is a request to approve a 6 floor 113 unit residential facility with 101 micro studio units and 12 two bedroom units. The size of this project is not compatible with the current single family and offices surrounding this area. The area consists of mixed use office and residential single family homes. Moreover, despite the large number of units there are only 73 parking spot when there is a requirement of 167 parking spaces. To the extent that all 167 parking spaces are needed, the overflow parking will undoubtedly be in the street which will interfere with other owner's need for on street parking for their customers and other homeowners.

I recognize the need to develop the downtown area, but such large development should not be approved for this area, and I hereby indicate my opposition.

Sincerely,

Brian D. Shapiro

25ad P

Date: 1/5/2022 via facsimile to (702) 464-7449

To: City of Las Vegas Planning Commission

Re: Application 22-0592

To Whom It May Concern:

Please accept this letter as my opposition to the proposed development of a six-story, 113-unit multi-family residential development at the southeast corner of Bonneville Avenue and 8th Street.

Setbacks and landscaping buffers are unreasonable.

Requested waiver of minimum parking standards is unreasonable.

The proposed building is too large in scale and out of character with the surrounding development in the neighborhood.

Patty Hinds, managing member Jack & Gracie LLC
CUSTINE HINDS managing member Jack & Gracie LLC
owner
600 South 8th St
Las Vegas NV 89101

25a-d p

Richard D. Layton
1448 Castle Crest Drive
Las Vegas, NV 89117-7006
rscastle12@gmail.com
(702) 286-5001

January 5, 2023

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

Re: Application 22-0592 Proposed development of a six-story 113-unit multi-family residential development at the southeast corner of Bonneville Avenue and 8th Street.

To: City of Las Vegas Planning Commission

To Whom It May Concern:

I am one of the owners of Ninth Street Professional Building, LLC, 606 South Ninth Street, Las Vegas, NV 89101, the property east and across the alley from the above proposed development.

I am totally OPPOSED to this application and request

I am not able to attend the public meeting on January 10th, due to a family emergency. Please accept this letter as noting my opposition to the proposed development of a six-story 113-unit multi-family residential development at the southeast corner of Bonneville Avenue and 8th Street.

I consider the setbacks and landscaping buffers are unreasonable. And the requested waiver of minimum parking standards is totally unreasonable. The proposed building is too large in scale and out of character with the surrounding development in the neighborhood. When we bought the property in the early 1990's, we clearly understood that this older area of downtown Las Vegas had and would continue to be set aside for professional office development. This proposed structure does not comply with what the Las Vegas City original promise for only professional offices. And if this application is approved, the related residential tenants would create tremendous parking problems in an area that already has substantial restricted street parking limitations.

Sincerely,

Richard D. Layton

Richard D. Layton

*25 a-d
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