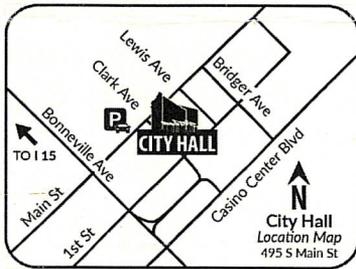


City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

23-0188 and 23-0188-VAR1 and 23-0188-SUP1 and 23-0188-SDR1

City Council Meeting of 07/19/2023

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23-0188
16301202002
ANSARA FAMILY TRUST
ANSARA ROBERT L & DALENE S TRS
5911 DEL REY AVE
LAS VEGAS NV 89146

Submitted after final agenda

Items 76a-76c

97 FRDGNP1 89146

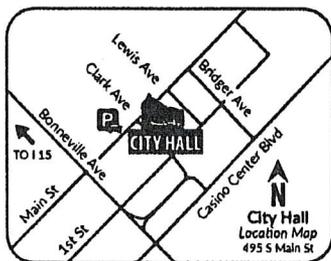


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23-0188
16301104002
JONES PROFESSIONAL CENTER L L C
1301 S JONES BLVD
LAS VEGAS NV 89146-1200

I SUPPORT
this Request

I OPPOSE
this Request

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23-0188 and 23-0188-VAR1 and 23-0188-SUP1 and 23-0188-SDR1

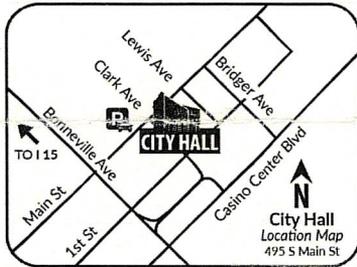
City Council Meeting of 07/19/2023

57 FRDQNP1 89146 [Barcode]

Submitted after final agenda
Items 75a-75c

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I SUPPORT
this Request

I OPPOSE
this Request

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City Council Meeting of 07/19/2023

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23-0188
16301206005
ZIVOT DAVID E
1715 S DUNEVILLE ST
LAS VEGAS NV 89146-1219

57 FRDCNP1 89146



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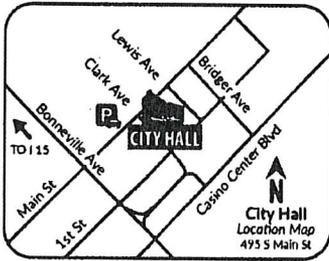
2023 JUL 13 PM 3:00

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23-0188
16301104001
RICH PROPERTIES L L C
3259 STRADA OLIVERO
LAS VEGAS NV 89117-3100

I SUPPORT
this Request

I OPPOSE
this Request

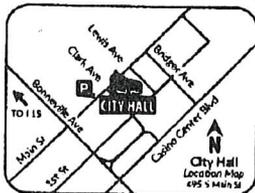
Please use available blank space on card for your comments.
23-0188 and 23-0188-VAR1 and 23-0188-SUP1 and 23-0188-SDR1
City Council Meeting of 07/19/2023

149 FRDGNP1 89117



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I SUPPORT
this Request

I OPPOSE
this Request

23-0188
16301202012
ALBATROSS NV INC
PO BOX 531048
HENDERSON NV 89053-1048

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City Council Meeting of 07/19/2023

2023 JUL 13 AM 10:46
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Daniel R. Price
Janice J. Parker



Chris Beckstrom
Jasmin N. Stewart

Price & Beckstrom

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2023 JUL 17 PM 12:31

OFFICE OF THE CITY CLERK

July 12, 2023

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

Re: Objection to Zoning Variance Request 23-0188

Dear Las Vegas City Council:

My business is part of a small business complex of eight buildings immediately to the North and adjacent to the property that is the subject of zoning variance request 23-0188. My business partner and I object to the variance request for two reasons:

1) Insufficient Parking.

The proposed variance asks the City Council to allow merely 1/3 of the normally-required amount of parking. The proposal asserts that because part of the planned structure would house "salon suites" only a minimal amount of parking would be needed. If allowed, this variance would permit 35 instead of 98 parking spaces. We believe that this would cause substantial spill over from the insufficient parking into the parking designated for our small business complex. We are immediately to the North and to walk from our parking to the proposed new building would be closer than I typically walk from my car to the grocery store every time I go grocery shopping.

Our small business complex includes business that have regular visits from customers and clients. Our complex includes our law firm, an architectural/engineering firm, a podiatrist's office, a real estate office, a chiropractic office, and a home health office. **It is not practical for us to try to implement a parking enforcement scheme that could effectively resolve the issue of a neighbor with 63 fewer parking spaces than normally required.**

Additionally, the variance request is based completely on the assumption that the proposed structure would forever house a type of business that could need fewer-than-average parking spaces. This is no comfort to my business or any of our neighboring business.

On top of this, the proposal put forward in this variance request presupposed that our association of small businesses would agree to open the Southeast corner of our parking lot to allow the free flow of traffic between the two lots, and a similar opening to

Office: 702-941-0503 Fax: 702-832-4026 Email: info@pbnv.law
1404 S Jones Blvd, Las Vegas, Nevada 89146

Submitted after final agenda

Items 7.6a-7.5c

the business to the South of the proposed structure. I have conferred with the other small business owners in my association, and we do not and will not agree to open our lot in such a fashion.

2) Insufficient Trees (impact on heat map).

The variance request also has far fewer trees than is permitted. This concerns us because the requirement for the trees is to help lower the heat map. The proposal would instead, by having so few trees, increase the heat map.

Staff has recommended denial of the entire land use entitlement project due to these two concerns and possibly others in addition to these concerns.

Thank you for taking the time to review this objection. While variances from the normal requirements can make sense, the variances requested here do not. I hope that the City Council will see and understand the significant negative impact the variance would have on the existing businesses in the neighborhood.

Sincerely,

Daniel Price

Daniel R. Price
Price & Beckstrom