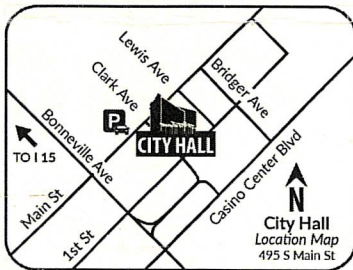


City of Las Vegas, Office of The City Clerk
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Las Vegas, Nevada 89101

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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

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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 75a-75c

37 FRDGNF1 89146



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City Council Meeting of 07/19/2023

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

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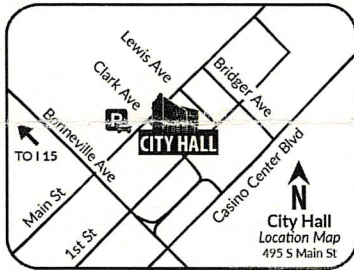


Submitted after final agenda

Items 75a-75c

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
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I OPPOSE
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23-0188
16301206005
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1715 S DUNEVILLE ST
LAS VEGAS NV 89146-1219

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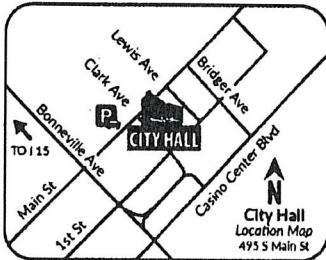
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City of Las Vegas, Office of The City Clerk
 495 South Main Street, 2nd Floor
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I OPPOSE
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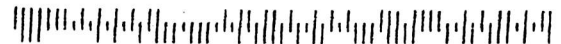
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City Council Meeting of 07/19/2023

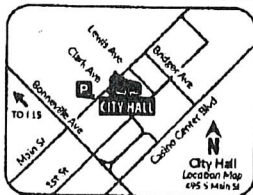
23-0188
 16301104001
 RICH PROPERTIES L L C
 3259 STRADA OLIVERO
 LAS VEGAS NV 89117-3100

143 FROGNP1 89117



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

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 businesses 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 businesses.

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 76a-75c

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