

Thompson, Tim

To: Gardner, Teresa
Subject: RE: Special use permit for Sparks Legends Development, Inc.

December 02, 2013

The Honorable Mayor Geno Martini
The Honorable Sparks City Council
431 Prater Way
Sparks, NV 89431

To the Honorable City of Sparks Mayor and City Council:

I am writing to respectfully request that the Sparks city council consider this formal request to appeal the planning commission's recent decision on November 21, 2013, approving a special use permit for Sparks Legends Development, Inc. to begin construction of a 185,000 square foot Walmart Supercenter located near Sparks Marina at Marina Gateway Drive and Lincoln Way.

I live and work in Sparks and the project as proposed would have a significant negative impact on my quality of life in Sparks and on the quality of life for hundreds of neighbors, residents and merchants. Specifically, the proposed 185,000 square foot Walmart Supercenter will attract thousands of new daily vehicle trips and large delivery truck traffic on local roads far and above that which the originally proposed luxury motorcoach store for the site would have attracted.

This dramatic increase in traffic trips in the area near and surrounding the site will delay commute times for myself and numerous others as well as negatively impact public safety by creating more vehicular traffic on our streets.

The proposed supercenter will also create significant light pollution obstructing residents' views of the night sky and blinding nearby residents when numerous lights attached to the building and parking lot turn on and flood the night sky. In addition, the 185,000 square foot center will require numerous deliveries be made at all hours of the day and night by large semi-trucks which will pose a danger to public safety and will generate significant noise pollution for nearby residents and merchants.

The cumulative impact that the proposed supercenter will have on the surrounding neighborhood and area (increased traffic congestion, noise pollution and light pollution) will make the residential and commercial property near and surrounding the proposed site less desirable to future property owners and tenants and thus drive down property values.

Furthermore, the proposed supercenter will no doubt negatively impact numerous small businesses throughout the city that will not be able to compete with Walmart's cheap products and bulk prices thus forcing them out of business. I would like the city to consider the potential negative cumulative economic impact that the likely closure of several small businesses would have on the local economy should the supercenter open. I would also like the city to consider the likelihood that these newly vacant storefronts will not easily attract new tenants and may stay vacant for some time thus attracting vagrants, crime, mischief and graffiti.

For all of these reasons and more, I respectfully ask that the Sparks city council consider reversing the planning commission's decision to approve a special use permit for Sparks Legends Development, Inc. and the proposed Walmart supercenter. Residents deserve and want the opportunity to express their valid concerns and grievances concerning this large project with their elected officials at a public hearing.

Sincerely,

Mike Russow

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