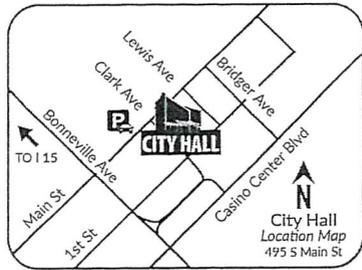


**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

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

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I SUPPORT
 this Request

I OPPOSE
 this Request

Please use available blank space on card for your comments.

25-0008-SUP1

Planning Commission Meeting of 04/08/2025

25-0008-SUP1

13821612033

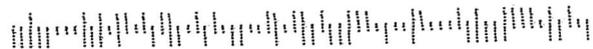
GONZALEZ OCTAVIO RAMON LIMON &
 MARIA LIMON

7817 MAGNOLIA GLEN AVE
 LAS VEGAS NV 89128

Submitted after final agenda

Item #29
 P

23 BRDFNPI 89128

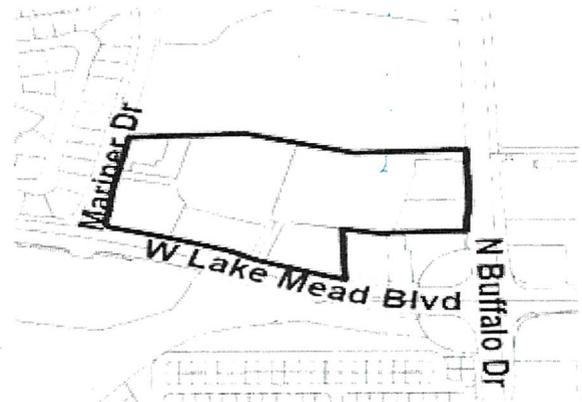


Application Information

ABEYANCE - RENOTIFICATION - 25-0008-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 7676 LAKE MEAD BUFFALO, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,909 SQUARE-FOOT CANNABIS DISPENSARY USE at 7676 West Lake Mead Boulevard, Suite #101 (APN 138-21-622-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

WE WERE HERE FIRST. A
 CANNABIS DISPENSARY WOULD
 DEGRADE THE NEIGHBORHOOD.
 IT IS DISGUSTING AND LOW
 CLASS. WE DONT WANT IT.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
 Date: 04/08/2025
 Time: 6:00 PM
 Location: Council Chambers
 495 South Main St, 2nd Fl.
 Las Vegas, Nevada

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

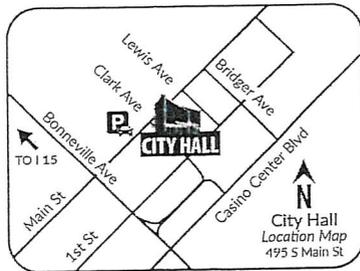
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25-0008-SUP1
 13821612034
 MASCIOLA PAUL A & MARIE A
 REVOCABLE LIVING TRUST
 MASCIOLA PAUL A & MARIE A TRS
 2020 MISTY SHADOWS AVE
 LAS VEGAS NV 89128

I SUPPORT
 this Request

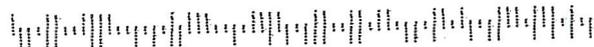
I OPPOSE
 this Request

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25-0008-SUP1
 Planning Commission Meeting of **04/08/2025**

Item #29
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23 BRDFNP1 89128

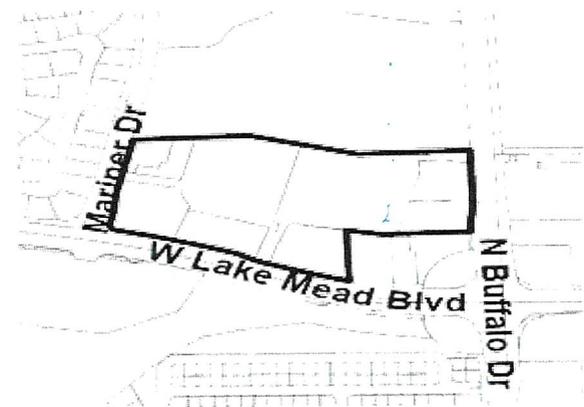


Application Information

ABEYANCE - RENOTIFICATION - 25-0008-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 7676 LAKE MEAD BUFFALO, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,909 SQUARE-FOOT CANNABIS DISPENSARY USE at 7676 West Lake Mead Boulevard, Suite #101 (APN 138-21-622-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

MANY OBVIOUS REASONS TO NOT WANT THIS IN OUR NEIGHBORHOOD. WE HAVE RELEMENTRY SCHOOL CHILDREN WALKING TO SCHOOL. THERE ARE HIGH SCHOOL STUDENTS WALKING HOME - HOW LONG UNTIL THEY HANG OUT WAITING FOR SOMEONE TO SELL TO THEM? WE'RE AIRBARDY EXPERIENCING A HOMELESS PROBLEM. I'M SURE NONE OF OUR CONCERNS WILL MAKE A DIFFERENCE AS THERE'S MONEY TO BE MADE BY YOU ALL. ALL WE CAN HOPE FOR IS THEY OPEN A DISPENSARY NEXT TO YOUR NEIGHBORHOOD.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
 Date: 04/08/2025
 Time: 6:00 PM
 Location: Council Chambers
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 Las Vegas, Nevada

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City of Las Vegas, Department of Community Development
 495 South Main Street
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I SUPPORT
 this Request

I OPPOSE
 this Request

Please use available blank space on card for your comments.

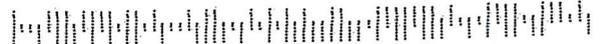
25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

25-0008-SUP1
 13821621059
 RUBE MICHAEL J & TERESA M
 1900 TIERRA VISTA DR # 102
 LAS VEGAS NV 89128-2792

*Item #29
 P*

23 BRDFNPF1 89128



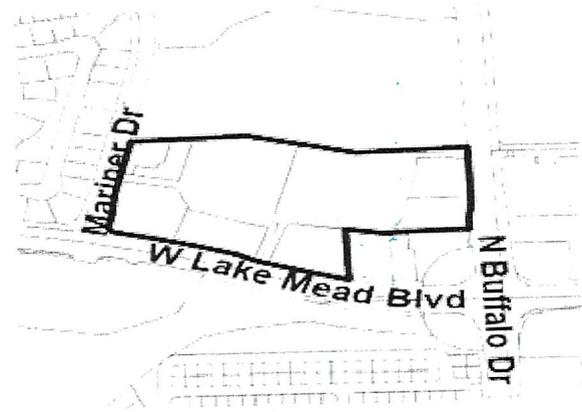
4/1/25

Application Information

ABEYANCE - RENOTIFICATION - 25-0008-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 7676 LAKE MEAD BUFFALO, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,909 SQUARE-FOOT CANNABIS DISPENSARY USE at 7676 West Lake Mead Boulevard, Suite #101 (APN 138-21-622-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

*this proposal is OBSCURED!
 this is a residential area
 with churches + schools
 in the close proximity.
 this disgrace is not
 wanted!
 Michael + Teresa
 Rube*

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
 Date: 04/08/2025
 Time: 6:00 PM
 Location: Council Chambers
 495 South Main St, 2nd Fl.
 Las Vegas, Nevada

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 495 South Main Street
 Las Vegas, Nevada 89101

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I SUPPORT
 this Request

I OPPOSE
 this Request

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25-0008-SUP1

Planning Commission Meeting of **04/08/2025**



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 City of Las Vegas

25-0008-SUP1
 13821716001
 GUERRERO ANTONIO B JR
 7745 ALLERTON AVE
 LAS VEGAS NV 89128-2776

*Item #29
 P*

891282776 0027

Application Information

ABEYANCE - RENOTIFICATION - 25-0008-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 7676 LAKE MEAD BUFFALO, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,909 SQUARE-FOOT CANNABIS DISPENSARY USE at 7676 West Lake Mead Boulevard, Suite #101 (APN 138-21-622-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Pueblo Park will be across the street from the dispensary. Buena Vista HOA has had homeless and drug vagrant issues in our neighborhood. A dispensary across the street from a Summerlin planned community with schools, churches, HOA's and a park is not a good location. Drainage tunnels at Lakemead and Buffalo have had issues with drugs, homeless and squatters. No dispensary!

Application Location



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Public Hearing Information

Meeting: Planning Commission
Date: 04/08/2025
Time: 6:00 PM
Location: Council Chambers
 495 South Main St, 2nd Fl.
 Las Vegas, Nevada

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

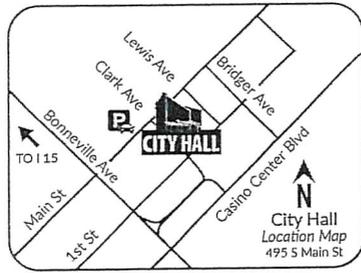
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I SUPPORT
 this Request

I OPPOSE
 this Request

Please use available blank space on card for your comments.

25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

25-0008-SUP1

13821821004

YAMANAKA LYNN

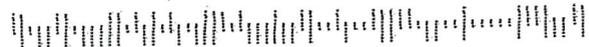
YAMANAKA HENRY M & LILLIAN

9441 GOLD MOUNTAIN DR

LAS VEGAS NV 89134-7801

*Item #29
P*

131 BRDFNP1 89134



Application Information

ABEYANCE - RENOTIFICATION - 25-0008-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 7676 LAKE MEAD BUFFALO, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,909 SQUARE-FOOT CANNABIS DISPENSARY USE at 7676 West Lake Mead Boulevard, Suite #101 (APN 138-21-622-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

We are opposed to a Cannabis store in this area due to its proximity to residential homes!

Application Location



The proposed project may not pertain to the entire highlighted project site.

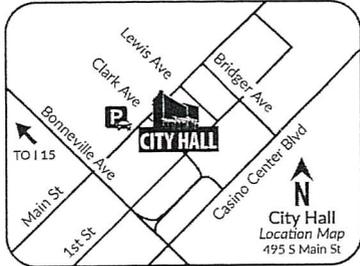
Public Hearing Information

Meeting: Planning Commission
Date: 04/08/2025
Time: 6:00 PM
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City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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I SUPPORT
this Request

I OPPOSE
this Request

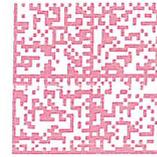
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25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

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02 4W
0000362048

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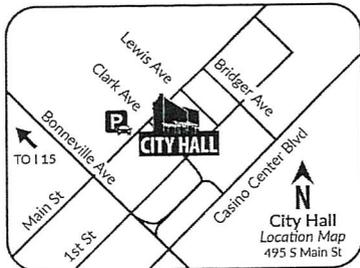
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City of Las Vegas

25-0008-SUP1
13821613452
FRANCIS JON P & SUSAN J
304 COUNTRYWOOD DR
WARNER ROBINS GA 31088-6163

Item 29
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City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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I SUPPORT
this Request

I OPPOSE
this Request

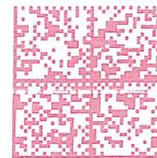
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25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

8912886501 C064

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City of Las Vegas

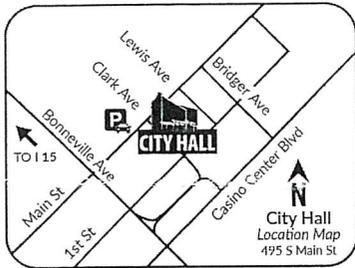
25-0008-SUP1
13821610007
SITKO DONALD & CHRISTINE M
2100 INTERBAY ST
LAS VEGAS NV 89128-6501

Item 29
P

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

25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

25-0008-SUP1

13821610008

NICHOLS RICHARD & MICHELE LIVING TRUST

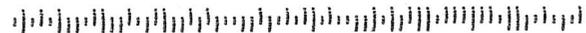
NICHOLS RICHARD A & MICHELE G TRS

2104 INTERBAY ST

LAS VEGAS NV 89128

Item 29
P

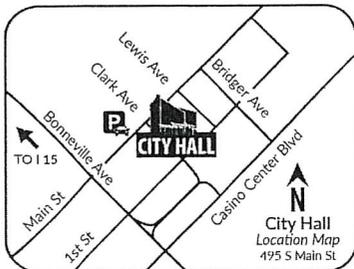
8912886502 0064



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

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I SUPPORT
this Request

I OPPOSE
this Request

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25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

25-0008-SUP1

13821618004

FRANKOT JOHN GERARD JR

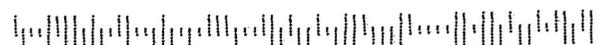
1940 VERBANIA DR

LAS VEGAS NV 89134

Item 29
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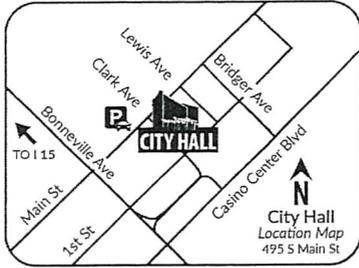
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131 BRDFNP1 89134



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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I OPPOSE
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25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

25-0008-SUP1

13821614041

DARENSBOURG PROSPER JR & ISABEL

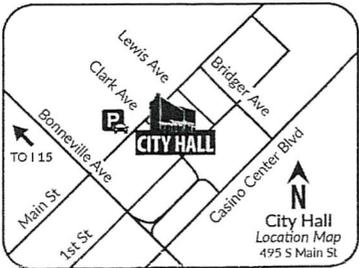
7912 MAGNOLIA GLEN AVE

LAS VEGAS NV 89128-6737

Item 29
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City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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City of Las Vegas

WAY TOO CLOSE TO
APARTMENTS & HOUSES

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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

25-0008-SUP1

13821614048

SENKEWICZ DONALD D

2124 WHITE FALLS ST

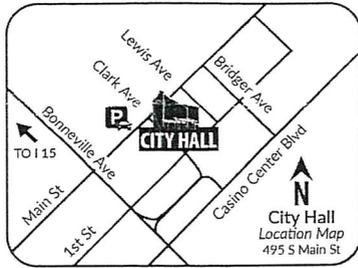
LAS VEGAS NV 89128-6752

Item 29
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City of Las Vegas, Department of Community Development
495 South Main Street
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.

25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

23 BRDFNP1 89128

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City of Las Vegas

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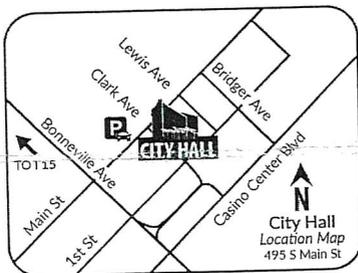
25-0008-SUP1
13821613266
MULLIGAN DAVID
2101 BLUE BREEZE DR # 103
LAS VEGAS NV 89128

Item #29
P



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

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I SUPPORT
this Request

I OPPOSE
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Please use available blank space on card for your comments.

25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

*WE DO NOT WANT THIS IN OUR
neighborhood*

8912886750 0054

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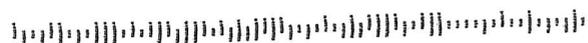
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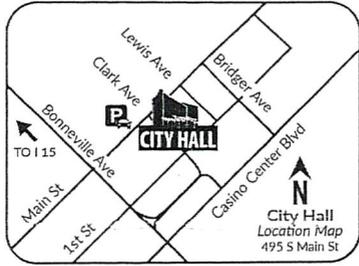
25-0008-SUP1
13821614017
CURCIO ANTHONY L & LYNN A
2016 WHITE FALLS ST
LAS VEGAS NV 89128-6750

Item #29
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City of Las Vegas, Department of Community Development
495 South Main Street
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I SUPPORT
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I OPPOSE
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25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

23 BRDFNP1 89128

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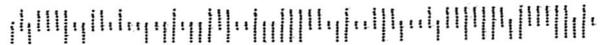
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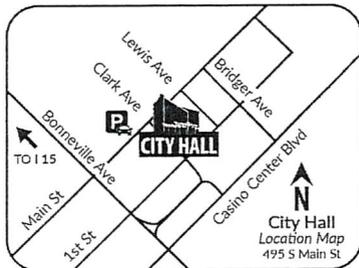
25-0008-SUP1
13821618032
PALAZYAN ANI
1901 RIO CANYON CT # 204
LAS VEGAS NV 89128

Item #29
P



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495 South Main Street
Las Vegas, Nevada 89101

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I SUPPORT
this Request

I OPPOSE
this Request

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25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

2 BRDFNP1 97504

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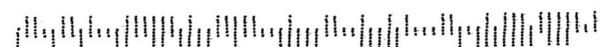
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City of Las Vegas

25-0008-SUP1
13821620054
COOPER FAMILY TRUST
COOPER WARREN M & PAULA F TRS
3894 HILLCREST RD
MEDFORD OR 97504

WARREN COOPER
Item #29
P

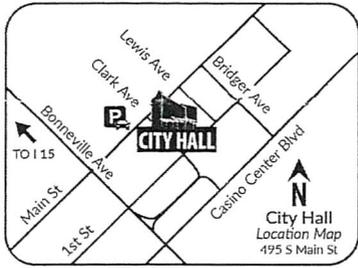


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7100 6990322206

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25-0008-SUP1
13821613339
KE STACEY
2599 WALNUT AVE # 205
SIGNAL HILL CA 90755

I SUPPORT
this Request

I OPPOSE
this Request

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25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

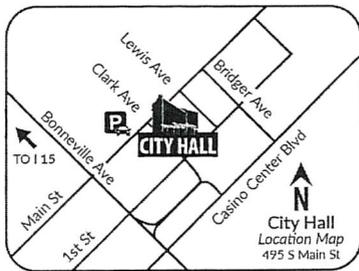
25 BRDFNP1 90755



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25-0008-SUP1
13821612052
DIBELLA JAMES ROBERT LIVING TRUST
DIBELLA JAMES ROBERT TRS
2020 LADY LAKE ST
LAS VEGAS NV 89128-6721

I SUPPORT
this Request

I OPPOSE
this Request

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25-0008-SUP1

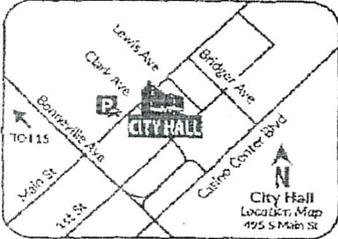
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25 BRDFNP1 89128



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495 South Main Street
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The proposed project borders a planned family based community. That plan does not include an adjacent cannabis dispensary !!!

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I SUPPORT this Request



I OPPOSE this Request

Please use available blank space on card for your comments.
25-0008-SUP1

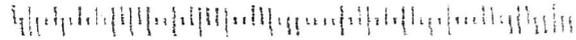
Planning Commission Meeting of 04/08/2025

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25-0008-SUP1
13821516033
BRAICA NANCY C
7836 MILLHOPPER AVE
LAS VEGAS NV 89128

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23 BROFNP1 89128



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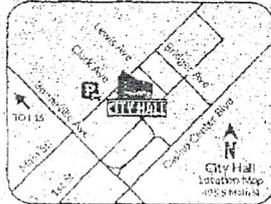
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495 South Main Street
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I oppose. Schools
are nearby. Also, the
community will develop an
unpleasant smell.

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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

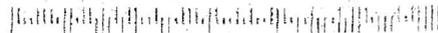
25-0008-SUP1

Planning Commission Meeting of 04/08/2025

25-0008-SUP1
13821620036
DIAZ-CUADRA GLAFIRA
7913 CORAL POINT AVE
LAS VEGAS NV 89128-6756

Item 29
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25 0008-SUP1 040825



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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

25-0008-SUP1

Planning Commission Meeting of 04/08/2025

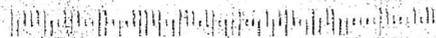
I oppose.
Schools are
nearby. Also, the
community will develop
an ~~an~~ unpleasant smell.

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25-0008-SUP1
13821618058
PINEDA-DIAZ JOSE ALFONSO
DIAZ GLAFIRA
7913 CORAL POINT AVE
LAS VEGAS NV 89128

Item 29
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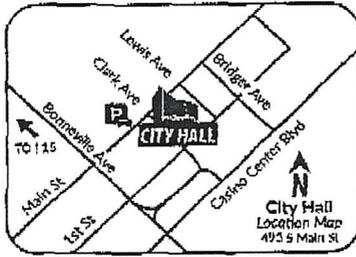
25 0008-SUP1 89128



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I SUPPORT
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I OPPOSE
this Request

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25-0008-SUP1

Planning Commission Meeting of 04/08/2025

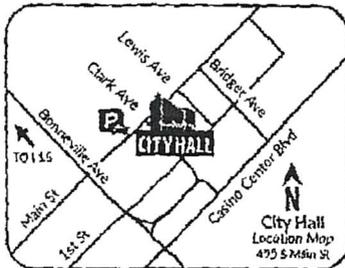
25-0008-SUP1
13821713010
PINKARD JOHN L
WILLIAMS MARGERY R
1737 POMERADO DR
LAS VEGAS NV 89128-2786

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I SUPPORT
this Request

I OPPOSE
this Request

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Planning Commission Meeting of 04/08/2025

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13821618062

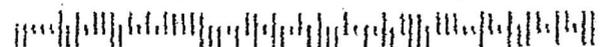
WALLACE T S HOLDINGS L L C

2875 COLEMAN ST

NORTH LAS VEGAS NV 89032

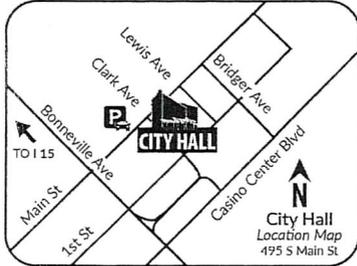
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41 BRDFNP1 88032



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I SUPPORT
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I OPPOSE
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25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

25-0008-SUP1
13821620020
COOPER FAMILY TRUST
COOPER WARREN M & PAULA F TRS
3894 HILLCREST RD
MEDFORD OR 97504

PAULA COOPER

Item #29
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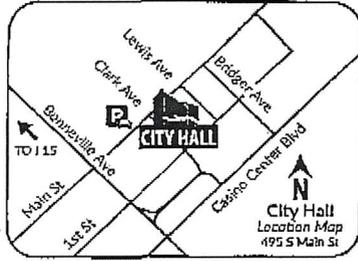
2 BRDFNP1 97504



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I SUPPORT
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25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

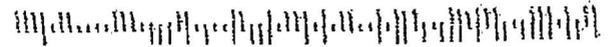
25-0008-SUP1
13821612001
MAGEE SCOTT A
TORRES MARIA I
2100 LADY LAKE ST
LAS VEGAS NV 89128-6723

APR 03 2025

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City of Las Vegas

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25 0008 SUP1 89128



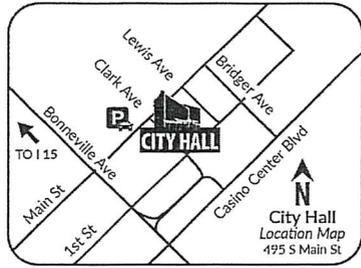
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(FAX)

04/04/2025 08:06

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25-0008-SUP1
13821622013
SUMMERGATE CORPORATE CENTER L L
7674 W LAKE MEAD BLVD STE 104
LAS VEGAS NV 89128

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

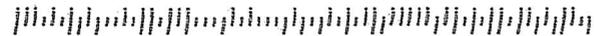
25-0008-SUP1

Planning Commission Meeting of **03/11/2025**

BRIAN KNUDSEN

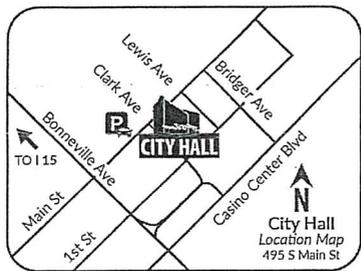
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8912836548 0027



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25-0008-SUP1
13821622014
SUMMERGATE CORPORATE CENTER L L
7674 W LAKE MEAD BLVD STE 104
LAS VEGAS NV 89128

I SUPPORT
this Request

I OPPOSE
this Request

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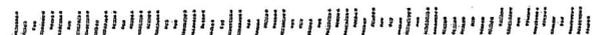
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Planning Commission Meeting of **03/11/2025**

BRIAN KNUDSEN

*Item 29
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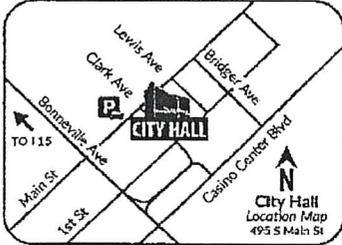


Mar 31 2025 11:57am

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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

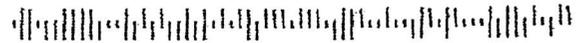
25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

25-0008-SUP1
13821621011
JOSHYD L L C
11 GLENWOOD DR
GREAK NECK NY 11021

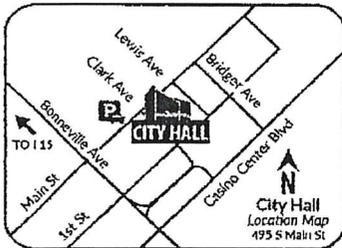
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2 BRDFNPI 11021



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I SUPPORT
this Request

I OPPOSE
this Request

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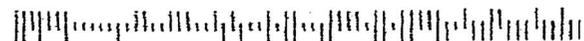
25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

25-0008-SUP1
13821621056
JOSHY D L L C
11 GLENWOOD DR
GREAT NECK NY 11021

Item 29
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2 BRDFNPI 11021

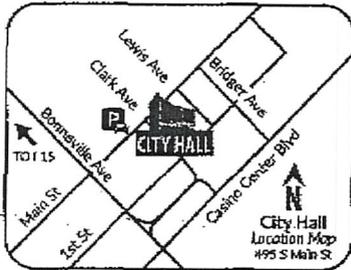


City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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SAN JOSE CA 950
10 MAR 2025 PM 4 L
7 MAR 2025 PM 4 L

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25-0008-SUP1

Planning Commission Meeting of 03/11/2025

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25-0008-SUP1
13821712034
SMITH MARK & ENEDINA FAMILY TRUS
SMITH MARK WILLIAM & ENEDINA TRS
2568 AMARYL DR
SAN JOSE CA 95132

Item 29
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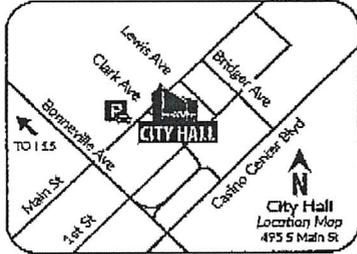
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City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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I OPPOSE
this Request

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25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

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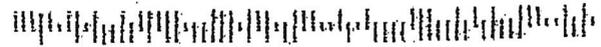
APR 03 2025

Dept of Planning
City of Las Vegas

25-0008-SUP1
13822314076
LLOYD DARREL B
LLOYD-LEAKOS GAYLE
2505 SUNSET BEACH LN
LAS VEGAS NV 89128

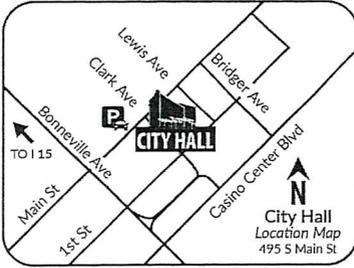
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23 0008SUP1 040825



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495 South Main Street
Las Vegas, Nevada 89101

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I SUPPORT
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I OPPOSE
this Request

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25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

25-0008-SUP1
13821614001
KEYLOR FAMILY REVOCABLE LIVING TRUST
KEYLOR BRUCE ALLEN & LINDA MARIE TRS
8009 BLUE CASCADE AVE
LAS VEGAS NV 89128

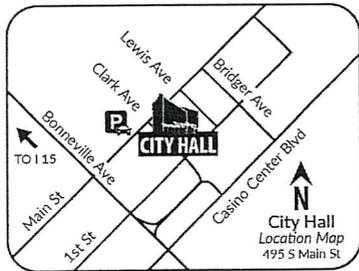
*Item 29
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495 South Main Street
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I SUPPORT
this Request

I OPPOSE
this Request

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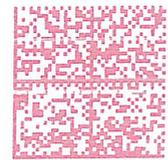
25-0008-SUP1

Planning Commission Meeting of **04/08/2025**

25-0008-SUP1
13822301007
DOWN UNDER LAND L L C
50 S JONES BLVD # 101
LAS VEGAS NV 89107-2676

*Item 29
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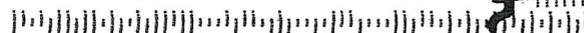
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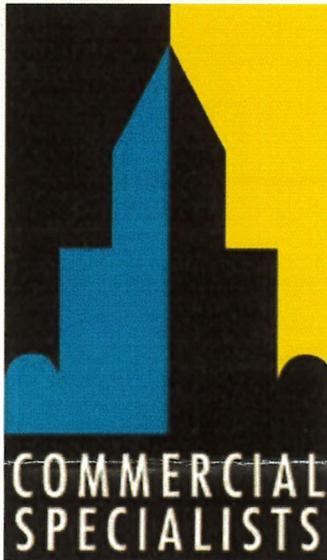


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March 5, 2025

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

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APR 03 2025

Dept of Planning
City of Las Vegas

Re: Opposition to Proposed Cannabis Dispensary
25-0008-SUP1-Special Use Permit
7676 West Lake Mead Boulevard
Suite 101
Las Vegas, NV 89128
Assessor's Parcel Number 138-21-622-006
(the "Property")

Dear Members of the Las Vegas Planning Commission,

I am writing on behalf of my client, the Summergate Corporate Center, LLC, a subsidiary of Kemper Corporation, to formally oppose the proposed special use permit for a cannabis dispensary at 7676 West Lake Mead Boulevard, Suite 101, Las Vegas, NV, located within both the South Shores Community Association, a master planned residential community, but also the Summergate Corporate Center, a commercial sub-division, both regulated by Covenants, Conditions and Restrictions. This proposal is not only inconsistent with the character and intent of a residential master-planned community but also violates applicable regulations and covenants of the commercial development, posing a detriment to the value and character of the entire surrounding neighborhood and area.

The property in question is situated within the South Shores Community Association, a master-planned residential community governed by Covenants, Conditions, and Restrictions (CC&Rs). Additionally, as part of the Summergate Corporate Center, it is subject to the CC&Rs and oversight of that association's Owner's Committee. To date, no approval has been sought from the Declarant or the Owner's Committee of the Summergate Corporate Center for this proposed use. This lack of consultation represents a significant procedural oversight and a violation of the governance structure that ensures the integrity of this mixed-use development.

Furthermore, the proposed cannabis dispensary is inappropriate for this location at the gateway to the Summerlin Master Planned Community, a well-regarded residential and commercial area known for its high standards and family-friendly environment. The Summergate Corporate Center is a mixed-use, office/retail development designed to house high-end medical offices, professional services, and national retail tenants. A cannabis dispensary is wholly incompatible with the established character and

purpose of this project, undermining its appeal to both current and prospective tenants and residents.

Critically, the proposed use violates the Minimum Special Use Permit Requirements for cannabis dispensaries in Las Vegas. The property is located directly across the street from a Summerlin City Park, with a separation of less than 120 feet. This proximity to a public park—a space intended for recreation and community enjoyment—contravenes zoning regulations designed to protect such areas from incompatible uses. The introduction of a dispensary in such close proximity poses potential safety and quality-of-life concerns for park visitors, including families and children who frequent the area.

In conclusion, I urge the Planning Commission to deny the special use permit for the proposed cannabis dispensary at 7676 West Lake Mead Boulevard, Suite 101. This proposal disregards the governing CC&Rs of both the South Shores Community Association and the Summergate Corporate Center, fails to align with the high standards of the surrounding Summerlin community, and directly violates spatial requirements intended to safeguard public spaces. Approving this use would set a troubling precedent for the integrity of master-planned developments and the well-being of our community.

Thank you for your consideration of this matter. I would be willing to speak further on this issue at the upcoming Planning Commission meeting or to provide additional documentation as needed. Please feel free to contact me at 702.364.0909 or at my email address kdonahoe@commercialspecialists.com with any questions.

Sincerely,



By: Kevin J. Donahoe
President / Broker
Owner Agent, Summergate Corporate Center, LLC

Planning Comments

From: noreply@formstack.com
Sent: Friday, April 4, 2025 10:58 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 04/04/25 10:58 PM

Meeting Date:	Tuesday, April 8, 2025
Project Number:	25-0008
Position:	I OPPOSE the project and all related applications.
Name:	Marie Masciola
Residential or Business Address:	2020 Misty Shadows Ave Las Vegas, NV 89128
Phone:	(702) 271-1365
Email:	lastmeow7@hotmail.com

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City of Las Vegas

Comments: To Whom It May Concern:
It is with great regret that my husband and I will not be able to attend the planning meeting on April 8, 2025 regarding the proposed project for a Cannabis Dispensary at 7676 W Lake Mead and Mariner Drive-(Not Buffalo as stated in the proposal). The first notification, of such project, that we received was by mail on Tuesday, April 1, 2025. We are having difficulty understanding why we were not notified sooner to allow us the opportunity to OPPOSE the proposed project. My first concern and question is are we too late to oppose the project since no prior notification was sent? It's evident the owners have started

Item 29
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the application process for a permit by the City of Las Vegas Planning Department and further seeking approval from the City Council to open a Cannabis Dispensary, leaving many in our community alarmed. The proximity of the cannabis dispensary will be at the entrance of Summerlin where many residents in our communities are established and have been for many years. Our home will be extremely close to the proposed project, thus raising many concerns about the Children and Teens who are walking to their designated schools or waiting for buses to Cimarron High School, elementary schools, including a private and a parochial school nearby. The main street in which most of students gather is on Mariner Dr. which likely will be the most convenient entrance to the addressed proposed project. It's often you'll see residents along Mariner Dr. and Lake Mead waiting for a bus or young families and seniors simply walking for exercise. That leads me to my next question. Other than looking on a map, has anyone on the panel driven by the proposed project location to observe the area on an average day? Have you noticed the increase in homeless loitering at the McDonalds adjacent to the building to where you are considering opening the dispensary. The numerous traffic accidents that occur on the corner of Lake Mead and Mariner Dr.? How can the idea of a cannabis dispensary, so close to our homes, be of any benefit or value, other than to the dispensary business owners who do not live within 1000ft of their own business, although will profit at our expense. While one might argue that cannabis dispensaries are regulated you cannot control the known outcomes of someone who is using cannabis inappropriately. We all know marijuana use impedes brain function, leads to higher risks in mental health problems and behaviors, impaired driving, difficulty in daily life performance, etc... Why bring this dispensary so close in proximity to communities where established residents feel their safety and comfort is being compromised. Help us, not hinder us. I ask that the Planning Department and City Council for your support and reconsider to OPPOSE the proposed project at the named location. Thank you in advance for your time.

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Planning Comments

From: noreply@formstack.com
Sent: Saturday, April 5, 2025 4:57 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 04/05/25 4:56 PM

Meeting Date:	Tuesday, April 8, 2025
Project Number:	25-0008
Position:	I OPPOSE the project and all related applications.
Name:	Geraldine Viray
Residential or Business Address:	1901 Desert Falls Ct #101 Las Vegas, CA 89128
Phone:	7149651095
Email:	gfviray@yahoo.com

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Formstack Submission For: Planning App Comments
Submitted at 04/06/25 8:44 PM

Meeting Date:	Tuesday, April 8, 2025
Project Number:	25-0008
Position:	I OPPOSE the project and all related applications.
Name:	Chad Ortlieb
Residential or Business Address:	1909 Desert Falls Ct. #206 Las Vegas, NV 89128

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Dept of Planning
City of Las Vegas

April 7, 2025
City of Las Vegas
Attn: Planning Commission
495 S. Main St.
Las Vegas, NV 89101

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Comments: Dear Honorable Chair and Planning Commissioners,

Thank you for your time and service in consideration of Case Number 25-0008-SUP1 for a proposed 4,909 square-foot Cannabis Dispensary use proposed at 7676 West Lake Mead Boulevard, Suite #101. Please thank staff for their hard work, analysis, and presentation of this matter.

While staff is obligated to analyze and recommend the project based on the code, the Planning Commission is authorized to use broader discretion over the proposed use. This proposed use is not appropriate at this location. I urge the Commission to consider the proximity of the project to neighborhood family facilities such as:

1. Bettye Wilson Soccer Complex
2. Pueblo Park
3. Richard H Bryan Elementary
4. Cimarron-Memorial High School
5. St. Elizabeth Ann Seton Church
6. single family homes
7. townhomes
8. Lake Mead neighborhood oriented commercial corridor

Also consider the distance that the proposed use is located from the city's tourist destination core.

The code requires a conditional permit for a drive through. This is a dispensary with a drive through. I do not believe this combination was contemplated by the code nor do I believe a drive through is appropriate for a cannabis dispensary.

Although staff has made findings based on the City's code and the general/master plan, additional consideration is imperative for the findings provided. I encourage the Commission to view page 4-97 of the City's Master Plan. This page discusses the substance abuse problems within the city. Quote excerpts from this page of the Master Plan include:

“Because Las Vegas has structured its economy on tourism and entertainment, there are intrinsically higher risks for smoking, alcohol abuse, and drug use abuse.”

“Alcohol use, maternal substance use, and most recently, the epidemic of opioid abuse have each had higher rates among Las Vegas residents.”

“Unfortunately, funding and availability for mental health services and substance abuse treatment programs is low across Nevada; the state ranks last in the country for a range of mental health metrics, including youth and adult mental health conditions, mental health workforce availability, funding for treatment, and facility availability.”

“overall trends and health metrics indicate the need for renewed action, city leadership, and a “Health in all Policies” collaborative approach. This concept is intended to incorporate health considerations into the decision making process, whether through this plan's implementation by the City's departments, or through policy making by the City Council.”

The above considerations from the City's Master Plan do not support the findings provided and provide cause to deny the proposed cannabis dispensary.

The effects of cannabis on mental health, and driving are well documented please see the following links if you have doubts, or please conduct your own research:

<https://www.ncbi.nlm.nih.gov/books/NBK425748/>

<https://www.cdc.gov/cannabis/health-effects/driving.html>

I urge the Commission to take renewed action and deny this use to protect the residential neighborhoods of Summerlin, the City's workforce, and its residents. May we all have sound minds, and caring actions that result in better communities.

Sincerely,

Chad Ortlieb

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From: noreply@formstack.com
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To: Planning Comments
Subject: Planning Application Comments Form

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APR 03 2025

Dept of Planning
City of Las Vegas

Formstack Submission For: Planning App Comments
Submitted at 03/31/25 8:42 PM

Meeting Date:	Tuesday, April 8, 2025
Project Number:	25-0008-S
Position:	I OPPOSE the project and all related applications.
Name:	Robert Heinecke
Residential or Business Address:	1830 N. Buffalo Drive Apt 2078 Las Vegas, NV 89118
Phone:	14062500564
Email:	robdesigndrafting@gmail.com
Comments:	I don't support the project. To many dispensaries already.

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From: noreply@formstack.com
Sent: Monday, March 31, 2025 9:37 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 03/31/25 9:36 PM

Meeting Date:	Tuesday, April 8, 2025
Project Number:	25-0008-S
Position:	I OPPOSE the project and all related applications.
Name:	Denai Orozco
Residential or Business Address:	2105 White Falls Street Las Vegas, NV 89128
Phone:	(909) 576-2734
Email:	socalgirll@aol.com

Comments: The proposed project is located right in a walking path for elementary students, high school students and bus middle school students. The proposed location is also right across the street from a park. I don't believe that drugs should be sold anyplace near schools, rec centers, playground's and/ or any places where minors frequent Research has shown that exposure to drug-related activities can influence children's perceptions about drug use, making them more likely to engage in substance abuse later in life (Source: American Journal of Public Health). Perhaps a different location would be more appropriate.

Item #29
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