



DEPARTMENT OF PLANNING

DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) PROJECT OF REGIONAL SIGNIFICANCE (PRS)

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.16.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Liquor Box, located at 7161 N. Hualapai Way, Suite #110 Las Vegas, NV 89166.

This document is being prepared by:

Company Name: United Coin Machine Co., dba Century Gaming Technologies
Address: 600 Pilot Rd. Suite E.
Las Vegas, NV 89119

Contact Person:

Name: Deborah Cornine
Title: Director of Compliance
Telephone: 702-775-2520
Fax: 702-270-7501
E-mail: dcornine@cgtnv.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: Deborah Cornine

Date: 12/18/2023

Name: Deborah Cornine
Title: Director of Compliance

23-0656
12/19/2023

CITY OF LAS VEGAS
DEVELOPMENTAL IMPACT NOTICE AND ASSESSMENT (DINA)
PROJECT OF REGIONAL SIGNIFICANCE (PRS)

1 Project Description

Project Name: Liquor Box
APN #: 12624517004
Project location: 7161 N. Hualapai Way. Suite #110 Las Vegas, NV 89166

General Plan Designation:

Current:	Incorporated Clark County	Proposed:	N/A
----------	------------------------------	-----------	-----

Zoning:

Current:	PD	Proposed:	N/A
----------	----	-----------	-----

Project Details (complete all that apply):

Gross Site Acreage: 3.42

Net Site Acreage:

i) Residential

Total # Units:

Density: Dwelling Units / Acre

Total Open Space: SF

ii) Hospitality

Total # Rooms:

Total Gaming Area: SF

Total Other Area: SF

iii) Commercial

Total Building Area: 30,000 SF

Total Open Space
and/or Plaza Areas: 118,775 SF

Total Lot Coverage: 20.2 %

Briefly describe the project's surrounding land use and setting:

North: Retail

East: Vacant

South: Residential

West: Convenience Store

Project Narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

Proposed to have 2,100 SF Liquor Store with gaming

23-0656
12/19/2023

2 Transportation and Traffic

CITY OF LAS VEGAS
DEVELOPMENTAL IMPACT NOTICE AND ASSESSMENT (DINA)
PROJECT OF REGIONAL SIGNIFICANCE (PRS)

Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

N/A

3 Schools

Based upon the student generation factors utilized by the Clark County School District (see exhibit 1) what is the estimated number of pupils for each elementary school, junior high or middle school, and high school that the project will cause to be enrolled in local schools?

The proposed use will not cause an effect in relation to increase the number of pupils for local schools.

4 Emergency Services

Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

1.3 Miles to Fire Station 48 - Las Vegas Fire and Rescue
7.1 Miles to Las Vegas Metropolitan Police Department
2.1 Miles to Centennial Hills Hospital - Emergency Room

5 Housing, Mass Transit, Open Space and Recreation

Provide a brief statement setting forth the anticipated effects of the proposal on housing, mass transit, open space and recreation.

The proposed use compliments the currently existing retail center and will not create any burden on mass transit, housing, or open space and recreation.

23-0656
12/19/2023

CITY OF LAS VEGAS
DEVELOPMENTAL IMPACT NOTICE AND ASSESSMENT (DINA)
PROJECT OF REGIONAL SIGNIFICANCE (PRS)

EXHIBIT 1

Clark County School District

Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
PK	0.008	0.008
K-5	0.195	0.135
6-8	0.102	0.056
9-12	0.135	0.062
13	0.001	0.001

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, multiplexes, and condominiums.

P & 13: Pre-school and Sunset School.

23-0656
12/19/2023