

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



Community Development
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 24-0241-SUP1
SUBJECT: APPLICANT: GATEWAY PET HOSPITAL - OWNER: KRG LAS VEGAS
CENTENNIAL GATEWAY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **AUGUST 13, 2024** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Brianna Pascual** at **(702)464-7499** or e-mail to bpascual@lasvegasnevada.gov and **Jessica Roybal** to jroybal@lasvegasnevada.gov If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-5294.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **MONDAY, AUGUST 12, 2024**.

Brandon Dever 8/12/24
Signature Date

Dr. Brandon Dever
Please Print Name

Company Name

Sincerely,

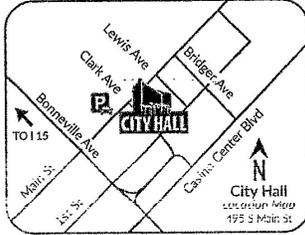
Nicole Eddowes
Community Development Coordinator
Case Planning Division

ITEM 12
RECEIVED 08/12/24
08/13/24 PLANNING
COMMISSION MEETING

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

Return Service Requested
Official Notice of Public Hearing

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City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

24-0241-SUP1
12528816027
GROSS MATTHEW R
TRAN JENNIFER L
7713 BEACH FALLS CT
LAS VEGAS NV 89149-5173



I SUPPORT
this Request



I OPPOSE
this Request

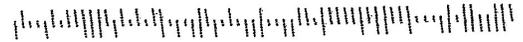
Please use available blank space on card for your comments.

24-0241-SUP1

Planning Commission Meeting of 08/13/2024

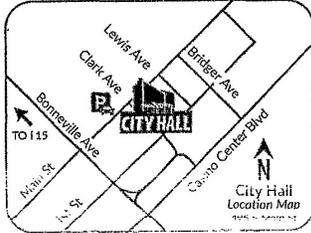
Item 12
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39 FROFNF1 89149



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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.

24-0241-SUP1

Planning Commission Meeting of 08/13/2024

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Department of Planning

24-0241-SUP1
12528812002
ENGSTROM SHEILA J
5704 DESERT SKY WAY
LAS VEGAS NV 89149-5130

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495 South Main Street
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I SUPPORT this Request

I OPPOSE this Request

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24-0241-SUP1

Planning Commission Meeting of 08/13/2024

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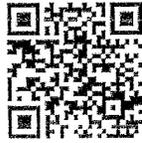
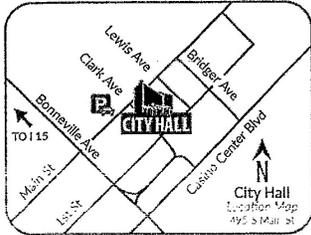
24-0241-SUP1
12534111006
CAPONE FAMILY TRUST
CAPONE MICHAEL S & CYNTHIA A TRS
7617 ROLLING VIEW DR # 202
LAS VEGAS NV 89149

Item 12
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495 South Main Street
Las Vegas, Nevada 89101

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Department of Planning**

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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0241-SUP1

Planning Commission Meeting of 08/13/2024

24-0241-SUP1
12528812054
JODI LIVING TRUST
PARKS SUSIE M TRS
5024 W EL CAMPO GRANDE AVE
LAS VEGAS NV 89130

*Item 12
A*

99 FROFNP1 89130



Planning Comments

From: noreply@formstack.com
Sent: Monday, August 12, 2024 7:01 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**



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Department of Planning

Formstack Submission For: Planning App Comments
Submitted at 08/12/24 7:00 PM

Meeting Date: Tuesday, August 13, 2024
Project Number: 24-0241
Position: I OPPOSE the project and all related applications.
Name: Franchesta Marbury-Hammonds
Residential or Business Address: 5643 Centennial Center Parkway
Suite 135
Las Vegas, NV 89149
Phone: (702) 743-3726
Email: franhammonds@yahoo.com

Comments: My name is Franchesta Marbury, and I am the proud owner of several Massage Envy franchises, including locations at Centennial Hills and Centennial Gateway, as well as Teaspoon Summerlin and Teaspoon Green Valley. I have been a Massage Envy franchisee since 2006 and opened my first location in 2007. My second location at Centennial Gateway was established in 2010. I have been a dedicated and long-term tenant, paying excellent rent and maintaining a harmonious relationship with my landlord, Kite Realty, since negotiating a lease renewal in 2019 for the Centennial Gateway location at 5643 Centennial Center

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Blvd. Suite 135, Las Vegas, NV 89149, which extends until April 30, 2030. Recently, I became aware of a posting on the vacant location directly next door to my business, indicating a project number 24-0241-SUP 1 for the establishment of an animal hospital/clinic without outside pens. While I wholeheartedly support businesses' rights to seek special use permits, I am deeply concerned about the potential impact this new facility could have on my business and customers. The essence of my business lies in providing a tranquil and relaxing environment where clients can destress and rejuvenate. The presence of an animal hospital/clinic next door, despite required sound barriers and odor protection measures, poses a significant risk of disrupting this serene atmosphere. Noise, particularly from barking dogs, is an inevitable byproduct of such a facility, and it is not something that can be completely masked or controlled.

As a long-term tenant who has invested over \$150,000 in a floor-to-ceiling remodel completed in 2018, it is disheartening that my landlord did not consider my business's well-being or offer me an opportunity to relocate within their center to a more suitable space. My clients expect and deserve an uninterrupted, peaceful experience, and any disturbance could severely impact my business, potentially leading to financial losses and customer dissatisfaction.

I specifically ask that you withhold your support for this special use permit until Kite Realty offers to relocate my business to another space that would not be affected by the animal hospital/clinic or provide a fair settlement to facilitate my relocation to a space outside of the Kite Realty network. This consideration is crucial to preserving the integrity of my business and ensuring that my clients continue to receive the high-quality service they expect.

Massage Envy Real Estate has strict guidelines that prohibit us from being adjacent to a veterinarian/animal hospital due to the significant risk of noise disruption. Therefore, I urge you to help protect the business and livelihood that I've spent 14 years building in Centennial Hills.

Thank you for your time and consideration. I am confident that, with your support, we can reach a fair and equitable solution that benefits all parties involved.

Sincerely,

Franchesta Marbury

Franchesta Marbury, MBA

Honorable Councilmember Dr. Brune:

I am writing to express my opposition to the proposed, above-referenced, establishment to be considered by the council.

I have been a longtime member of Massage Envy and have chosen this location upon relocating to Las Vegas from California because of its convenience and ability to offer a tranquil environment. Tranquility and aroma are *key factors* for a business of this type to flourish, and the location they are in offers that.

It's very important that their neighbors be properly vetted for a good fit. I hope that you consider that the spa was established in the center first and has already invested funds to be doing business there. I understand there may be a need in the area for the proposed business but please not in such close proximity to a tranquil environment that Massage Envy is successful in providing, this will definitely hurt their business.

My request is that you give *strong consideration* to my request of opposition and DENY the proposed establishment's request.

Respectfully submitted,

ROSEMARIE HARO

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Department of Planning

Item 12
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Dear Councilwoman Brune,

I am writing to express my opposition of the animal hospital/clinic next to the Centennial Massage Envy due to the public nuisance. Please reconsider based on the following factors:

1. **Noise Pollution:** The presence of an animal hospital brings the inevitable noise of barking dogs and distressed animals. This noise will disrupt the serene atmosphere you expect during your visits to Massage Envy.
2. **Odor Issues:** Despite measures to control odor, the proximity of an animal hospital could result in unpleasant smells, detracting from your overall experience.
3. **Hygiene and Health Risks:** Handling of animal waste raises concerns about hygiene and cleanliness in the shared premises.
4. **Parking and Traffic:** Increased traffic and demand for parking spaces due to the animal hospital's operations could make it more challenging for you to access our services conveniently.

Thank you,
Crystal Washington J.D.

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I am writing this email to voice my concerns for the proposed Veterinary Services next door to Massage Envy- Centennial Gateway.

I have my fur babies and understand the importance of their care. I'm also a retired massage therapist, and practicing Esthetician.

I know first hand from the clinic I work at, that the children's dental clinic has noise of children crying, which can be heard in the room, while providing service to clients.

I've worked at the ME Centennial Gateway location, and know that dogs barking will take away from the tranquility and serenity of the client during service.

This will cause loss of clients.

Would you pay a monthly service fee and come for relaxation to the sound of barking dogs?

If Party City relocated, that is a viable option.

Approving this veterinary business to open, by bypassing the ordinance, will cause a business that has been in this location for over twelve years to fail.

Thank you for your time,

Sincerely,

Stephanie Daugherty

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Dear Councilwoman Nancy Brune, Ph.D.,

I am in Ward 4 but I frequent the above-mentioned business, and I echo their concerns about the proposed animal-related business at 5643 Centennial Center Blvd, Suite 130.

I oppose putting an animal hospital there due to noise pollution where me and many others go for relaxation.

Thank you for your consideration,

Steven Kiss

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**City of Las Vegas
Department of Planning**

Item 12

Dear Councilwoman Nancy,

I hope this message finds you well. I am writing on behalf of Massage Envy, located at 5643 Centennial Center Blvd, Suite 130, to express our concerns regarding the proposal to establish an animal hospital/clinic adjacent to our local spa.

While we understand and appreciate the importance of veterinary services, we are deeply concerned about the potential impact this new facility could have on our peaceful environment. Our specific concerns are as follows:

1. **Noise Pollution:** The presence of an animal hospital brings the inevitable noise of barking dogs and distressed animals. This noise will disrupt the serene atmosphere their clients, *me*, expect during their visits to Massage Envy.
2. **Odor Issues:** Despite measures to control odor, the proximity of an animal hospital could result in unpleasant smells, detracting from the overall experience they strive to provide.
3. **Hygiene and Health Risks:** Handling of animal waste raises concerns about hygiene and cleanliness in the shared premises, which could affect the health and safety of their clients, *like me*, and staff.
4. **Parking and Traffic:** Increased traffic and demand for parking spaces due to the animal hospital's operations could make it more challenging for our clients to access their services conveniently. This area is saturated with many families with small children as there is a Trader Joe's next door as well as a Yogurt Land.

We kindly request that you reconsider the location of the proposed animal hospital/clinic to ensure that businesses can operate without negatively impacting each other. We believe that finding a more suitable location for the animal hospital will benefit all parties involved. Thank you for your attention to this matter. We look forward to your understanding and cooperation.

Sincerely,

Emma Avila

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