

From: peterrosado@gmail.com
To: [Meeting Comments](#)
Subject: [WARNING: POSSIBLE SPOOF][SUSPICIOUS MESSAGE] Fwd: Terribles Herbst Proposed Development @ Cliff Shadows & Lone Mountain
Date: Sunday, October 25, 2020 4:29:38 PM
Attachments: [IMG_5890.JPG](#)
[IMG_5891.JPG](#)
[TH.pdf](#)

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Good Afternoon,

Below is the document I sent to the City Council back in 2017 about the construction of this Terrible Herbst.

The project was allowed by the City Council. Now one of the items discussed in the meetings with the councilman for Ward 4 was that once there was a foothold they would use that to expand. This was in light of all the voices expressing concern and not wanting this in our community. Now it is not even four years later and here we are, they want to expand the number of gas pumps and raise the hours of operation to 24hrs at this location. The next thing they will request will be the construction of the car wash and they will have the station they wanted back in 2017.

This "market" has not been a good thing for my residence. Now I deal with light pollution all night, noise pollution (cars revving, tire screeching) until 11 pm, and they want to expand the capacity to have more vehicles and be a 24-hour operation so this will be going on all night.

I have no expectation that common sense and keeping the community and its residents, quality of living, and concerns front and center will prevail but I figured I would and least try.

Peter, Rosbelle and Christopher Rosado
4740 Trailhead Mesa Street
Las Vegas, NV 89192
Ward 4

----- Forwarded message -----

From: **Peter Rosado** <peterrosado@gmail.com>
Date: Wed, May 10, 2017 at 3:57 PM
Subject: Terribles Herbst Proposed Development @ Cliff Shadows & Lone Mountain
To:

Good Afternoon,

I hope this email finds you well. I am including a document with my thoughts on this development.

Thank you for your time

Submitted at City Council

Date 11/18/20 Item 54-54b

Peter Rosado GMail

Peter Rosado
4740 Trailhead Mesa Street
Las Vegas, NV 89129
May 10, 2017

Mayor/Council Members
City of Las Vegas
495 South Main Street
Las Vegas, NV 89101

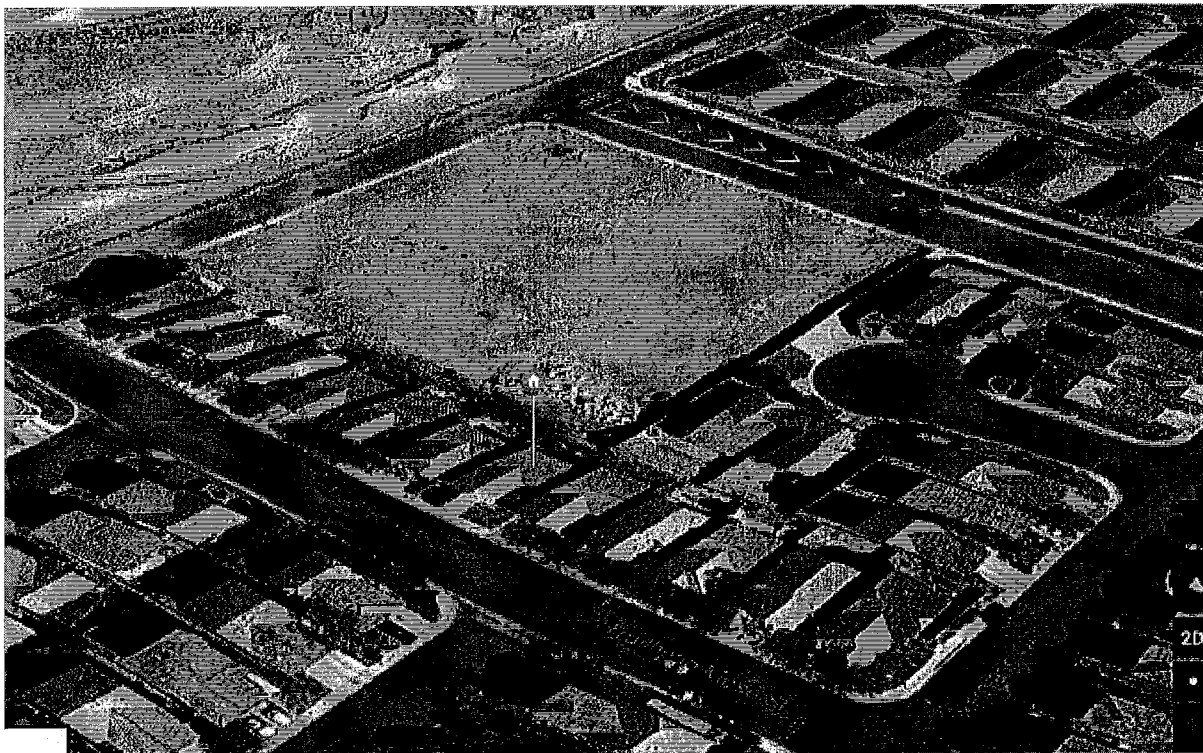
Dear Mayor/Council Members:

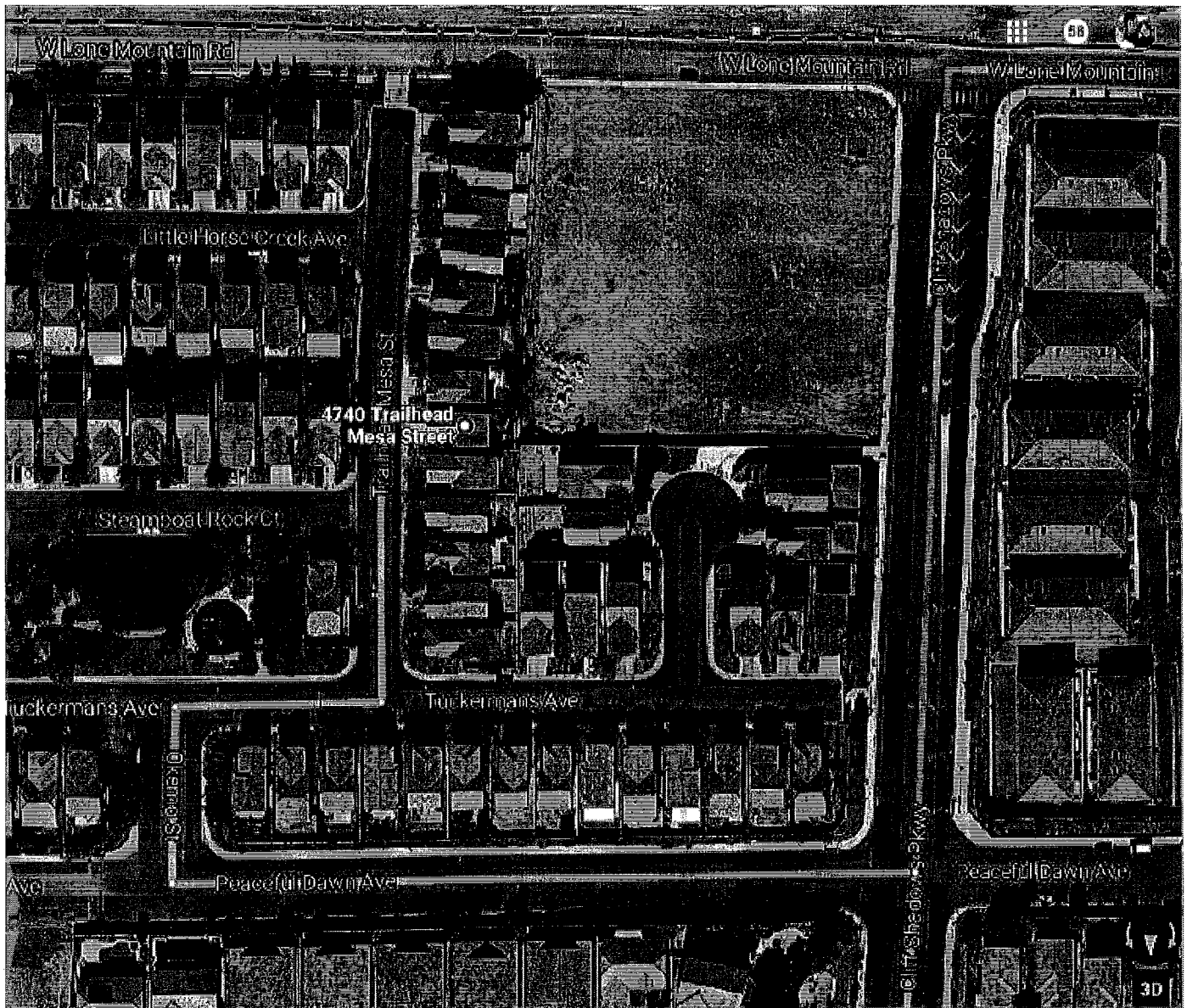
I am a resident of 4740 Trailhead Mesa Street. On 17MAY17 there will be a vote on the approval of a Terrible Herbst Proposed Development on the corner of Lone Mountain and Cliff Shadows.

This was approved at Planning Commission meeting held on 14FEB17 and postponed on a subsequent Council meeting pending a Neighborhood Meeting so the residents of the affected communities would have an opportunity to voice their concerns. This meeting was held on 20APR17 at the YMCA at Durango and Cheyenne.

The turnout was very good and the commentary of the citizens was such that I believe it was made pretty clear to Councilman Stavros by the community that there is no desire for an establishment of this type near our homes. Channel 13 did perform a visit and ran a news piece on 20MAR17: <http://www.ktnv.com/news/investigations/you-ask-we-investigate-plans-for-new-terrible-herbst-upsetting-neighbors>. Unfortunately, no news media were notified so they would attend the neighborhood meeting and that was "on us as a community" as we are so caught up on this topic.

My house is one of eight houses whose backyard is directly against the property where this construction is proposed:





I am the original owner of this house since it was built in 2008. When I purchased it in 2008 I was aware that the plot of land was zoned for commercial but it was always my understanding that the zoning referred to stores (i.e. "strip mall") not 24/7 Liquor/gambling establishments. During the neighborhood meeting, the owner of the land that is leasing to Terribles mentioned that they had approval for a Gas Station back in 2008 prior to the economic downfall we all experienced and had that not happened it would be a Gas Station now. Would that have been the case I would have not purchased my home at that location.

In my community, there is a good number of houses whose owners "walked away" from them during the economic downturn. New residents came in as owners and took advantage of the downturn to purchase houses at close to half the price of what I paid for mine. I had my own personal reasons for holding on to my house and it has cost me economically, I do not regret it as it is the house my son has grown up in and the home I share with my Wife.

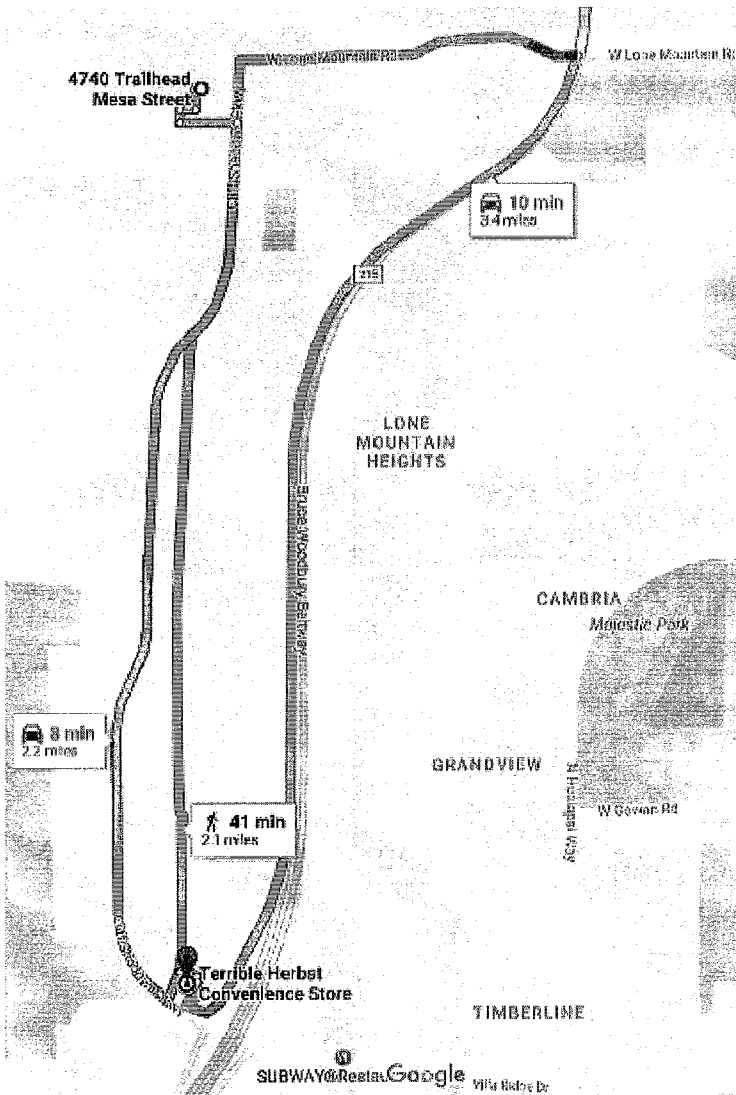
As part of my purchase I had to pay for a "plot premium", when I asked what that was I was told it was because of the view of the valley from my backyard, which is a beautiful one. A view that, if this project gets approved becomes the view of a gas station.

The residents of our community and those close to the proposed location have various concerns:

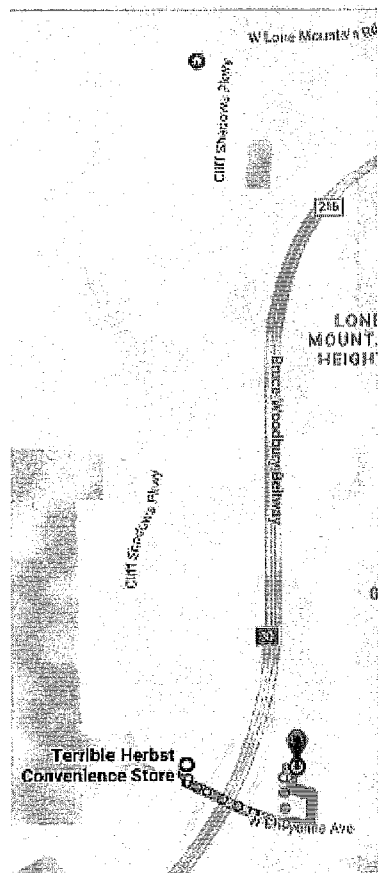
Safety for our/their children as there are various bus stops for the schools nearby and the community park in Stoneridge (where I live) and other communities nearby.

Light pollution, the representatives from Terribles focused on showing us how it would look, with no disrespect, most residents of this area know what a Terribles looks like, we have one at the beginning of Cliff Shadows right where you exit the 215 beltway. No matter how the lights are handled, in a business that will be open 24/7 I will have lights illuminating my backyard during the night.

The existing location, depending on how you research it, is between 1.8 to 2.2 miles from our communities.



Every morning I drive this route on my way to/from work downtown. It is not an outlandish distance to travel should you require to use the facilities of the Terribles located at Novat St/Cliff Shadows. On 08MAY17 I timed it, and even with all the construction going on, at Cliff Shadows it was less than five (5) minutes to make it from the 215/Cliff Shadows exit to my home on the other side at Cliff Shadows/Lone Mountain. The developers position is that they are filling a need, respectfully, I plan my driving so I do not run out of gas. Their argument was that they need to be there for people to pump gas, as a responsible auto owner you should be able to plan accordingly so you do not run out of gas in a 2 mile stretch of road. They also promoted the value of having a convenience store, once again, respectfully, the Cliff Shadows exit from 215 has a Walmart Neighborhood Market located less than a minute from it. If I need anything for my home, I ensure to stop there on my way in, as Walmart prices are much lower than the Market/Convenience Store located in Terribles.



The representative from Terribles claimed during the meeting that the traffic estimate was about 700 people daily. The fact that was not addressed was the unfortunate side effect such an establishment has on the criminal element who now have a new location to attempt to take advantage of, therefore placing all the homes in the immediate vicinity of this Gas Station in danger.

Health concerns, they spoke about how awesome their gas tanks are as far as how many layers and protection they have; however, it does not take away that a large group of families will have large tanks with thousands of gallons of gasoline buried behind their homes. Also, part of those 700 people they count in their traffic estimates are going to be vehicles pumping gas, using the carwash idling behind our homes, as well as the tankers that would be refilling the tanks when needed.

Mayor/Council Members
May 10, 2017
Page 5

The car wash is another item, the proposed car wash is an automated one, not a full service one, meaning that there is potential for usage 24/7 while many families are attempting to rest.

Liquor and gambling, I do realize I live in Las Vegas, however, the thought of having an establishment behind my home that is selling liquor and allowing gambling is not something I value, there is a place for everything, I do not believe having an establishment selling liquor and promoting gambling so close to a community of family homes is something I look forward to.

Home Values, there is also a concern of our homes losing value. As I stated above I held on to my house when the economy tanked in 2008 and only now is my home finally "emerging" from being "underwater" as far as equity is concerned. To only have an establishment built so close that will lower the little equity in my home concerns me.

Please keep in mind that this is not a personal item against Terribles, this proposed development could be a 7-Eleven/Funny's/Rebel/Circle K or any other similar type establishments, my thoughts would be the same.

As a community, we do not object to development of the land, however, the fact that 5 special use permits would be required to develop it for their desired purpose, is a testament to the unsuitability of the project given the current zoning of the land.

Other items that were brought up that I believe should be addressed are City processes for items like this. For one thing, it seems that the landowner's business license was revoked and still they were able to make a business arrangement with Terribles for leasing the land. The other, is the planning commission process for these approvals. Many of us feel that a neighborhood meeting should have been performed/allowed before this item even made it to planning.

Lastly, I will end my thoughts with the following: one question was asked more than once during the neighborhood meeting and was not answered (actually avoided) by the developer and the land owner. It is an overly simplistic one, but I believe very telling. **Would you like to have a Gas Station/Liquor/Gambling establishment in your backyard?** I appreciate your time, please take this in consideration and do not allow this development to take place.

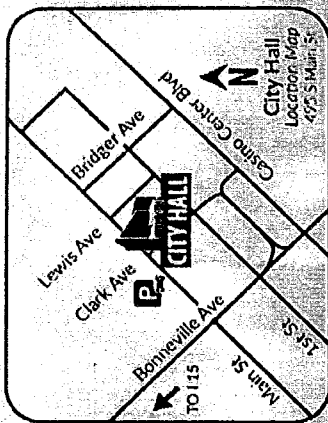
Thank you.

Sincerely,

Peter Rosado

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

20-0193 and 20-0193-ROC1 and 20-0193-ROC2

City Council Meeting of 11/04/2020

20-0193

13701114001

ROSADO-GUTIERREZ PETER LIVING TRUST

ROSADO-GUTIERREZ PETER TRS

4740 TRAILHEAD MESA ST

LAS VEGAS NV 89129-3301

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

125 HROFNP 1 89129



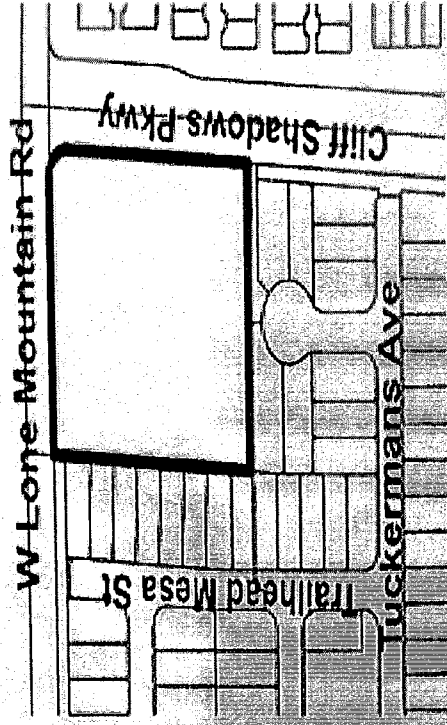
Application Information

20-0193 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC - For possible action on the following Land Use Entitlement project requests on 2.00 acres at 10591 West Lone Mountain Road (APN 137-01-101-030), Ward 4 (Anthony). Staff recommends DENIAL.

20-0193-ROC1 - REVIEW OF CONDITION NUMBER ONE (1) OF SPECIAL USE PERMIT (SUP-68413) TO ALLOW THREE MPD FUEL DISPENSERS AND SIX FUELING NOZZLES WHERE TWO MPD FUEL DISPENSERS AND FOUR FUELING NOZZLES WERE ALLOWED

20-0193-ROC2 - REVIEW OF CONDITION NUMBER TWO (2) OF SITE DEVELOPMENT PLAN REVIEW (SDR-68410) TO ALLOW THE HOURS OF OPERATION TO BE 24 HOURS WHERE THE HOURS WERE LIMITED TO 5AM TO 11PM.

Application Location



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

Public Hearing Information

Meeting: City Council
Date: 11/04/2020
Location: City Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada
Time: 9:00 a.m.

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to the meeting by mailing to the City Clerk, 2nd Floor, City Hall, 495 S. Main Street, Las Vegas, 89101, by fax to (702) 382-4803 or e-mail to: meetingcomments@lasvegasnevada.gov. E-mail subjects must contain the meeting name, date and item number to be read. Online comments can be submitted during the meeting from the City's website at www.lasvegasnevada.gov/councilcomment. For more information, go to www.lasvegasnevada.gov/meetings (July 7-1-1). Note that comments received after an agenda posts will not be reflected online until after the meeting; however, comments are made available to the members of the governing body for their consideration prior to the meeting.

From: Craig Younger
To: Meeting Comments
Subject: City Council 11-04-2020 20-0193
Date: Monday, October 26, 2020 9:02:36 AM

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As a resident of the immediate area I object to the requested changes. The applicant is requesting to increase the number of gas pumps from 2 to 3, and to increase operating hours to 24 hours a day. These changes are not warranted: there has been no increase in housing or population density in the area since the original conditions were imposed which would support the increased pumping and hours of operation.

In addition, within 1.7 miles from this location is another Terrible Herbst with 8 pumps/16 nozzles, and sufficient operating hours to serve the area.

Thank you,

Craig Younger

From: [Marilyn Mattson](#)
To: [Meeting Comments](#)
Subject: Meeting 11/04/2020 Terribles Lone Mountain/Cliff Shadows
Date: Monday, October 26, 2020 11:04:47 AM

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Hi, This comes as no surprise that the special use permit that was so heavily opposed by the people who actually LIVE by this gas station actually was accepted, after we fought so hard for it to be denied, so that we could continue our quiet way of life. There being a gas station one mile down the road did not stop our councilman from feeling "it would be good for the neighborhood" after promising us at a STANDING ROOM ONLY neighborhood meeting that he would "listen to the people" and then immediately after having a meeting with The Morely family and Herbst, accepting the whole thing. We were then thrown the bone that this would be only a few pumps, and NOT be 24 hours. We all KNEW this was going to come up later and even asked about it at the time, and here we are.

Naturally, this is now being brought up in a letter that I once again did not receive, but thankfully someone posted on Nextdoor. Why is this even a consideration? How is this possible? You literally allowed a gas station to be plopped in peoples back yards, you completely ignored the protest of all of the neighbors, and this gas station has done nothing to improve the area, or anyone's lives. The opposite, actually. Once again, I implore you to think of yourself having this in your backyard. At the very least, DO NOT allow 24 hours, as that was promised when this disaster was accepted against everyone's wishes (except the people who profited from this) and should never be up for discussion in a quiet residential area. Please DO THE RIGHT THING this time around.

Marilyn Mattson
702-379-0021

From: Sandra Trillo
To: Meeting Comments
Subject: City Council Meeting, 11/04/2020, Item 20-0193, 20-0193-ROC1, 20-0193-ROC2
Date: Friday, October 30, 2020 12:43:58 PM

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Attached please find our opposition to the subject application.

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

We were opposed to the building of this gas station several years ago, and continue to be opposed to it. Since it opened, we have yet to use, preferring to drive a few miles for gas that is considerably cheaper. Rarely see more than a few cars in the parking lot, so do not understand the need for more pumps and increased opening hours.

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6103.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0193 and 20-0193-ROC1 and 20-0193-ROC2
City Council Meeting of 11/04/2020

20-0193
1370119207
MATTHUSEN TRILLO TRUST
4606 AMAZING VIEW ST
LAS VEGAS, NV 89129

125 H25FN1 09129

Thank you,

Sandra Trillo and August Matthusen
Matthusen Trillo Trust
4604 Amazing View Street

Sent from my iPad

From: [reynchrar](#)
To: [Meeting Comments](#)
Subject: 11-04-2020 Public Hearing re Terrible Herbst 20-0193, 20-0193-roc1, 20-0193-roc2
Date: Monday, November 2, 2020 6:13:13 PM

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Hi! Please see attached. I support this request.

11-04-2020 Public Hearing re Terrible Herbst
20-0193, 20-0193-roc1, 20-0193-roc2

Carol Jean Reynolds

10634 Alpine Frost Ct

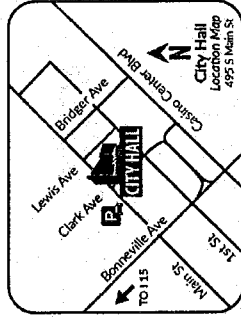
Las Vegas, NV 89129

925-586-4830 cell phone

reynchrar@gmail.com

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT
this Request

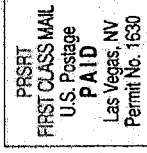
☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

20-0193 and 20-0193-ROC1 and 20-0193-ROC2

City Council Meeting of 11/04/2020

20-0193
13701111010
REYNOLDS CAROL JEAN
10634 ALPINE FROST CT
LAS VEGAS NV 89129



125 HREFNP1 89129

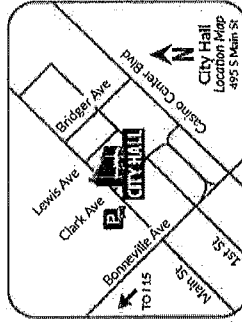
Form Name:	City Council Live
Submission Time:	November 4, 2020 9:07 am
Browser:	Chrome 86.0.4240.183 / Windows
IP Address:	72.193.121.67
Unique ID:	694067610
Location:	35.988700866699, -115.11340332031

First Name	Michele
Last Name	Gulotta
City Resident	Yes
Zip Code	89129
Agenda Item Number	2000193
Choose One	Protest
Council Comment	No 24 hours gas station or additional pumps! I would like to bring to your attention, most of my neighbors did not get a postcard and or they just received the card. A 30-day notice was NOT given.

54A+B

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

**Return Service Requested
Official Notice of Public Hearing**



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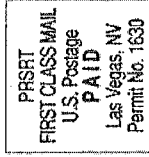
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

20-0193 and 20-0193-ROC1 and 20-0193-ROC2

City Council Meeting of 11/04/2020



20-0193
13701115034
GULOTTA MICHELE D
10557 MIDNIGHT GLEAM AVE
LAS VEGAS NV 89129

From: M.G
To: Meeting Comments
Subject: City Council 11.4.2020 Comment 20-0193 & 20-0193-ROC1 & 20-0193-Roc2
Date: Wednesday, November 4, 2020 7:32:46 AM
Attachments: SPS0420110317091.pdf

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Good morning,

Please consider my attached file post card for a NO vote for this proposal. Council meeting for November 4, 2020.

Terrible Herbst INC
20-0193 & 20-0193-ROC1 & 20-0193-Roc2

Also, I would like to bring to your attention, most of my neighbors did not get a postcard and or they just received the card. A 30-day notice was NOT given.

This matter needs to be addressed and a decision needs to be postponed until adequate notification has been given.

My personal comments are the following; this gas station should have NEVER been allowed to built; it should have been a pocket park. There is no need to have a 24 hours gas station in the middle of a neighborhood. There is another Terrible's gas station at 215 & Cheyenne, that is close enough.

Thank you for your time.
Michele Gulotta
