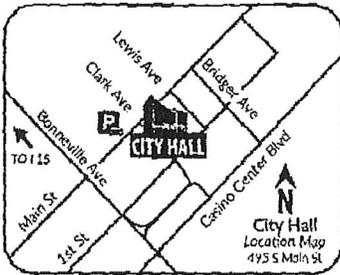


City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

21-0320 and 21-0320-SUP1 and 21-0320-SDR1

Planning Commission Meeting of 07/13/2021

21-0320
12527815046
GRAY TARA DONENE
5640 BALSAM ST
LAS VEGAS NV 89130-1106

39 DREFNF1 09130



Submitted after final agenda

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495 South Main Street
Las Vegas, Nevada 89101

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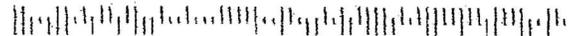
21-0320
12535111034
DUKE CRAIG D & REGINA L
5521 PORCUPINE RIM ST
LAS VEGAS NV 89130

I SUPPORT
this Request

I OPPOSE
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Please use available blank space on card for your comments.
21-0320 and 21-0320-SUP1 and 21-0320-SDR1
Planning Commission Meeting of 07/13/2021

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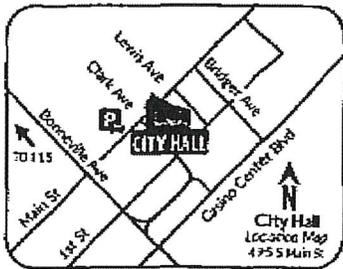
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LAW OFFICE LISA TAYLOR



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21-0320 and 21-0320-SUP1 and 21-0320-SDR1
Planning Commission Meeting of 07/13/2021

21-0320
12526410005
TAYLOR LISA A & ADAM
5664 N RAINBOW
LAS VEGAS NV 89130-1236

*There is also a gas station
across the street. This is not
needed in the area. One is enough!*

39 DRDFNP1 89130

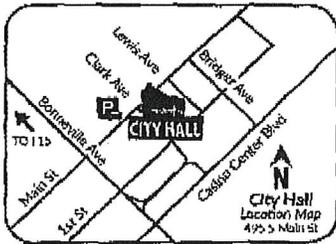


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21-0320 and 21-0320-SUP1 and 21-0320-SDR1

Planning Commission Meeting of 07/13/2021

21-0320

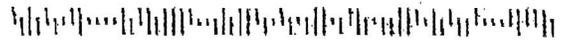
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SPARKS CASEY JONAS & SACHA ELENA

5425 FLORA SPRAY ST

LAS VEGAS NV 89130-3840

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DCC NNS

7022951968

07/04/2021 07:10

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Nora Lares

From: noreply@formstack.com
Sent: Monday, July 12, 2021 9:37 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2021
Submitted at 07/12/21 9:37 PM

Meeting Date: Tuesday, July 13, 2021

Project Number: 21-0320

Position: I OPPOSE the project and all related applications.

Name: Jimmy Epley

Residential or Business Address: 5686 N Rainbow Blvd
Las Vegas, NV 89130

Phone: (702) 985-4108

Email: epleyjimmy@cox.net

Comments: My partners, myself and the city were led on a long journey with this developer wherein he misled all of us including the city council and planning commission. The developer had no intent in purchasing the three parcels to north of the subject property, but instead led all of us down a rabbit hole.
1) In January of 2018 after two years of hard work and many neighborhood

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Pg 1 of 3

meetings with both the city as well as county officials, the three parcels to the north which are 5640, 5664 and 5686 North Rainbow, were all rezoned C-1 with an approved SDR that included one 28,800 square foot retail building. This plan met all the city parameters with parking, landscaping, adequate buffers as well as including the orientation of the building to Rainbow Blvd.

2) Then the developer in tow (RAMBO ANN, LLC), whom did not own the property yet, on this project number 21-0320 proposed to build a convenience store with gas pumps on the hard corner of Ann & Rainbow. He subsequently became aware of the history of such and that the city wanted this to be one contiguous project as there was already a lot of previous protest and a lot of coordination and working with the neighbors for 2 years wherein we come up with the plans that were approved for the three parcels previously mentioned. The developer in finding this out subsequently offered our full asking price for these three adjacent parcels in December of 2019 in order for his convenience store with all improvements, waivers and reorientation to be approved by the City Council.

3) The developer then proceeded to redraft the entire site development to fit with his convenience store, including large variances from the approved landscape buffers as well as a re-orientation of the building. By doing this his final site plan diminished our site plan with a previously approved retail building of 28,800 square feet down to 16,800 square feet which is more than a 40% reduction. We were told by the developer that this was the only way to get the project feasible for his plan. The city approved his final plan with conditions that all 4 parcels be remapped as one parcel before any building permits are pulled for the project. This was done to ensure that this was one project that both the city and neighbors agreed to so as to ensure there was not another fight in city hall on this land.

4) I was at the March 19th, 2019 meeting when the plan was approved with these conditions. I met the developer Nima Khomassi that night after that meeting and he was happy with the approval and thanked me and my team for our assistance and support on his project. Once his plan was approved he then immediately closed on the purchase of the corner parcel to build his convenience store. At the same time he canceled our contract on the three adjacent parcels, explaining that it wasn't feasible. Subsequently the developer started to develop the corner property with a complete disregard to the conditions that the city had placed on the overall project. I immediately called into the city and reported this activity and the development was subsequently halted.

5) The developer then again contacted my realtor to "work things out". I joined my realtor at that meeting and the developer had no recollection of the cities conditions nor meeting me in person after the approval on March 19th, 2019. I subsequently e-mailed the developer with the timeline of what occurred and he replied that he wanted to work with me to bridge the gap. He said he would be happy to work some sort of monetary agreement for my support on the development. He asked me what was reasonable. I replied with what was reasonable to me considering the lost rental income and time off the market. The developer however never responded to my e-mail. I reached out again and never did receive another response. Now today he comes before you again as if nothing ever happened.

6) We ask the city planning commission to take into consideration what the developer has cost the city in terms of time and money on this project. We further

ask the planning commission to support approval of this project only if the developer is willing to give the following concessions to honor their part of the meetings held with the neighbors and city officials as well as to make the entire site more aesthetic and conducive to their additional traffic flow.

a. Improve Rainbow on the East side with streets and sidewalks extending from the north end of the proposed project down Rainbow ending at the Northern property line of 5686 North Rainbow.

b. Bring up the off-site improvements of water and sewer to each of these three properties at 5640, 5664 and 5686 North Rainbow. This will prevent these three parcels from having to retrench Rainbow in the near future when these parcels do come up for approval of a new site plan before the city again.

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