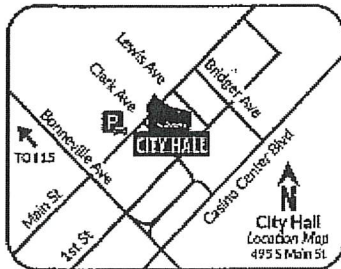


**NOTE: THE FOLLOWING DOCUMENTATION  
WAS SUBMITTED FOR THE RECORD BEFORE  
OR AT THE PLANNING COMMISSION HEARING  
ON THIS ITEM WHICH IS NOW APPEARING  
BEFORE THE CITY COUNCIL**

City of Las Vegas, Department of Planning  
495 South Main Street  
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.

**22-0070 and 22-0070-SUP1 and 22-0070-SDR1**

Planning Commission Meeting of 04/12/2022

*Absolutely NO!  
School Aight across the street with housing  
on all sides.  
Rainbow is only 2 lanes.  
TRAFFIC congestion would get  
worse.*

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APR - 5 2022

City of Las Vegas  
Department of Planning

22-0070

12526402004

LUKEY'S FAMILY TRUST

CORRAL LUCRETIA G TRS

5760 GILBERT LN

LAS VEGAS NV 89130-1228

35 BRDFNP1 89130

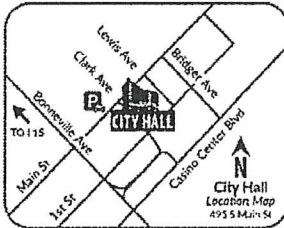


35a-b P



City of Las Vegas, Department of Planning  
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**Planning Commission Meeting of 04/12/2022**

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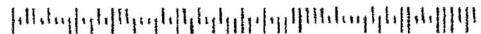
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City of Las Vegas  
Department of Planning

22-0070  
12535111034  
DUKE CRAIG D & REGINA L  
5521 PORCUPINE RIM ST  
LAS VEGAS NV 89130

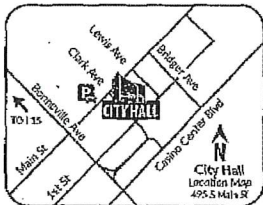
33 BREFNP1 05130



35a-bP

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22-0070 and 22-0070-SUP1 and 22-0070-SDR1  
Planning Commission Meeting of 04/12/2022

22-0070

12527803004

BRAY DAVID R & MAGGIE M

REVOCABLE LIVING TRUST

BRAY DAVID R & MAGGIE M TRS

5945 N EL CAPITAN WAY

LAS VEGAS NV 89149

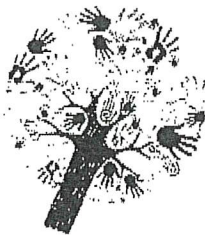
**Absolutely not Near a  
School + childcare facility!!**

33 BRDFNP1 89149



35a-b P  
Pg 1 of 3



**INNOVATION  
ACADEMY**

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APR - 5 2022

City of Las Vegas  
Department of Planning

To Department of Planning,

I just received a SUP variance request in the mail on 4/4/22 to allow a tavern to be within 400 feet of my Elementary school. I oppose this. I was not given enough time to gather the 70 families that attend and pay to have their children in a safe environment sign a petition to not allow, as well as the 50 families from a separate pre-school next to us. When we applied for the SUP to open the school we had to find a location that was 1500 feet from an existing establishment that serves alcohol. This is also part of our licensing with the State Department of Education. A tavern would put our license at risk as well as the licensed preschool next to us.

On Behalf of Innovation Academy and Dawn of Education we strongly oppose a tavern being allowed within 400 feet of already established and licensed Schools.

Maggie Bray,

Owner of Innovation Academy

702-300-9287

Stephanie Ryne

Owner of Dawn of Education

702-858-8801

Regarding SUP Variances 22-0070

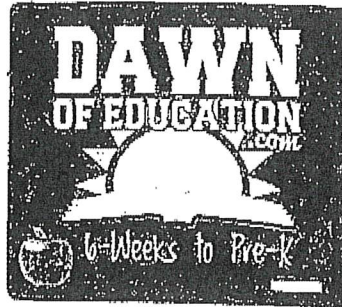
35a-b  
Pg 2 of 3

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(FAX)7026571583

P.003/003

APR - 5 2022

City of Las Vegas  
Department of PlanningRegarding City of Las Vegas Dept. of  
Planning:

- 22-0070 - Public Hearing &
- 22-0070 - SUP1 - Special Use Permit. &
- 22-0070 - SDR1 - Site Dev. Plan Review

To Whom it May Concern, 04/04/22

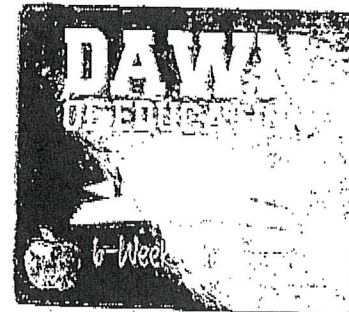
As the owner of Dawn of Education, a preschool with infants ages 6-weeks through Pre-Kindergarten, as well as elementary aged students during summer, I STRONGLY OPPOSE this proposition to give a waiver to this Tavern to be 444 feet (instead of the legal 1,500 feet) from a school. We have over 50 families with 1-3 children in our school. The K-8 Private School next door to us has 75+ families. That is over 125 families with their children in our care everyday (2 schools). Please require the 1,500 feet.

Sincerely,

Stephanie Ryne

\*We only received notice 4/3/22\*

702+656+3737 • fax: 702+656+3723 • 5695 North Rainbow Blvd. • Las Vegas, Nevada, 89130 • www.kinderpreschool.com



35a-b

Pg 3 of 3

Where Children Love to Learn...



City of Las Vegas, Department of Planning  
495 South Main Street  
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☐ I SUPPORT  
this Request

☒ I OPPOSE  
this Request

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**22-0070 and 22-0070-SUP1 and 22-0070-SDR1**  
**Planning Commission Meeting of 04/12/2022**

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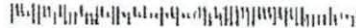
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City of Las Vegas  
Department of Planning

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22-0070  
12534514023  
SPARKS CASEY JONAS & SACHA ELENA  
5425 FLORA SPRAY ST  
LAS VEGAS NV 89130-3840

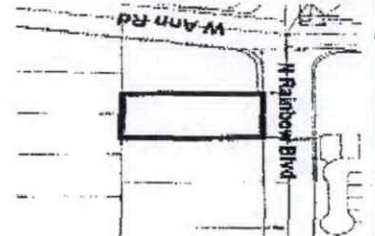
35 BRDFNP1 09130



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**Public Hearing Information**  
Meeting: Planning Commission  
Date: 04/12/2022  
Time: 6:00 PM  
Location: Council Chambers  
495 South Main St, 2nd Fl.  
Las Vegas, Nevada

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



Application Location

**Application Information**  
22-0070 - PUBLIC HEARING - APPLICANT: CLEVELAND WELTER, LLC -  
OWNER: DEBRA J. REOCH - For possible action on the following Land Use  
Entitlement project request on 0.79 acres at 5640 North Rainbow Boulevard (APN  
125-26-410-006), C-1 (Limited Commercial) Zone, Ward 6 (Firm).  
22-0070-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,900 SQUARE-  
FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO  
ALLOW A 444-FOOT DISTANCE SEPARATION FROM A SCHOOL/  
INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN  
WHERE 1,500 FEET IS REQUIRED  
22-0070-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED  
3,900 SQUARE-FOOT TAVERN DEVELOPMENT WITH A WAIVER OF THE  
PERIMETER LANDSCAPE BUFFER REQUIREMENTS  
The site is not used as a Tavern in that area. There is a  
proposed tavern across the street. With two gas stations and  
a Walgreens that all sell alcohol this Tavern should not  
be approved.

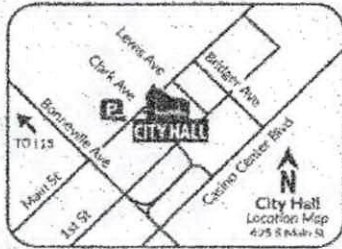
Submitted after final agenda

35a-bp



City of Las Vegas, 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.

**22-0070 and 22-0070-SUP1 and 22-0070-SDR1**

**Planning Commission Meeting of 04/12/2022**

22-0070

12526310012

R M C LIVING TRUST ETAL

CABANAS RUBEN JR TRS

6663 ALPINE BROOKS AVE

LAS VEGAS NV 89130-1252

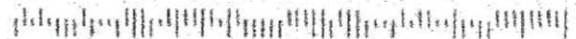


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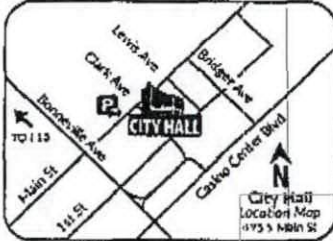
35 BRODFNF1 89130



35a-bp

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I SUPPORT  
this Request



I OPPOSE  
this Request

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22-0070 and 22-0070-SUP1 and 22-0070-SDR1

Planning Commission Meeting of 04/12/2022

This would not benefit  
the area. As an adjacent  
property, the noise, increased  
traffic and littering would  
be detrimental to my property

PSRY  
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22-0070

12526410005

TAYLOR LISA A & ADAM

5664 N RAINBOW

LAS VEGAS NV 89130-1236

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APR 11 2022

City of Las Vegas  
Department of Planning

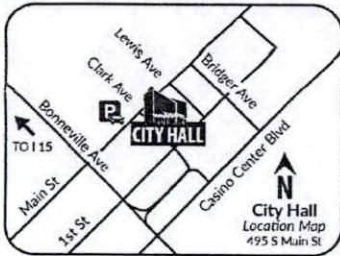
04 12 2022 09:13:00

35a-bp



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

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*Bars tend to bring violence +  
bad people who are high or  
drunk doing bad things.  
we have enough bars around  
here. Don't need another one.*



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**APR 07 2022**

Dept of Planning  
City of Las Vegas

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I SUPPORT  
this Request



I OPPOSE  
this Request

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**22-0070 and 22-0070-SUP1 and 22-0070-SDR1**

Planning Commission Meeting of **04/12/2022**

22-0070

12534511014

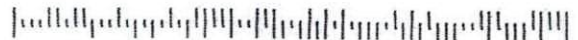
FIRTH BRIAN TRUST

FIRTH BRIAN TRS

5521 GREEN WILLOW ST

LAS VEGAS NV 89130-1647

35 BRDFM1 03130

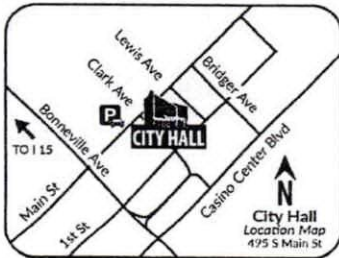


35a-bp



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**22-0070 and 22-0070-SUP1 and 22-0070-SDR1**

Planning Commission Meeting of **04/12/2022**

*You shouldn't be altering City Ordinances  
or allowing alcohol near children.*

*Jerry S Seaborg*

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Dept of Planning  
City of Las Vegas

22-0070

12534511049

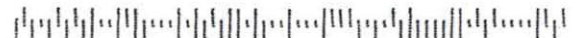
SEABORG FAMILY TRUST

SEABORG WENDELL D & TERRY S TRS

5528 ROSE THICKET ST

LAS VEGAS NV 89130-1652

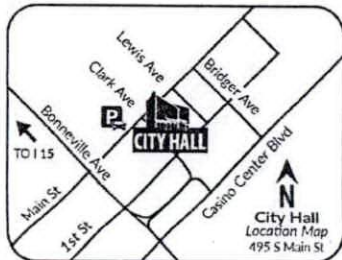
33 BROFNP1 69130



*35a-bP*

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**Planning Commission Meeting of 04/12/2022**

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**APR 11 2022**

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City of Las Vegas

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Las Vegas, NV  
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22-0070  
12526310008  
GREER FAMILY TRUST  
GREER WILLIAM D & DEBORAH L TRS  
6727 ALPINE BROOKS AVE  
LAS VEGAS NV 89130-1254

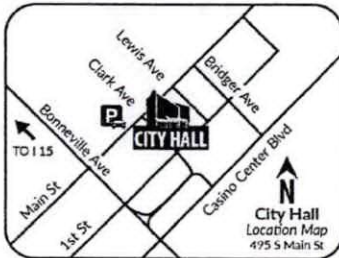
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City of Las Vegas, Department of Planning  
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Planning Commission Meeting of **04/12/2022**

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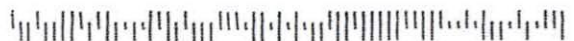
Dept of Planning  
City of Las Vegas

PRSR  
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**PAID**  
Las Vegas, NV  
Permit No. 1630

*No - unacceptable  
for the neighborhood. To  
close to residential and  
school. If there is a  
school standard, use  
it, don't waive it.  
Some other business  
here, not  
this*

22-0070  
12527714006  
LONG C L REVOCABLE TRUST  
LONG CHRISTOPHER S & LUCY TRS  
5800 GRAND HERITAGE ST  
LAS VEGAS NV 89130-4938

33 BRDFNP1 89130

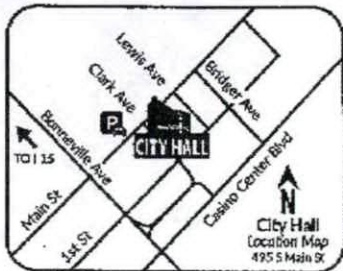


35a-bp



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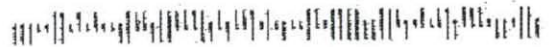
I SUPPORT  
this Request



I OPPOSE  
this Request

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**22-0070 and 22-0070-SUP1 and 22-0070-SDR1**  
**Planning Commission Meeting of 04/12/2022**

55 BROFNP1 89052



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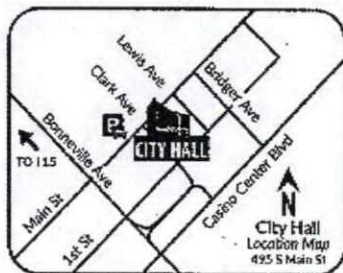
City of Las Vegas  
Department of Planning

22-0070  
12535103016  
RAINY DAY INVESTMENTS L L C  
MCMENEMY RONS S CHARTERED 401  
2530 SILVER BEACH DR  
HENDERSON NV 89052

35a-bA

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

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**22-0070 and 22-0070-SUP1 and 22-0070-SDR1**

**Planning Commission Meeting of 04/12/2022**

22-0070

12535103014

RAINY DAY INVESTMENTS L L C

MCMENEMY RONS S CHARTERED 401

2530 SILVER BEACH DR

HENDERSON NV 89052

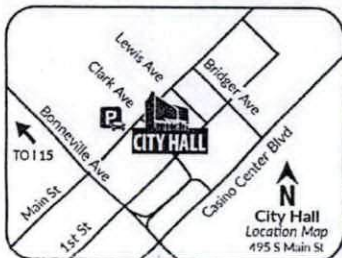
65 BRDFNP1 89052



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City of Las Vegas, Department of Planning  
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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.

**22-0070 and 22-0070-SUP1 and 22-0070-SDR1**

**Planning Commission Meeting of 04/12/2022**

22-0070

12526410006

REOCH DEBRA J

5640 N RAINBOW BLVD

LAS VEGAS NV 89130-1236

*"GREAT location for A TAVERN!"*

33 BRDFNP1 89130



*Applicant's vote does not count*

*35a-bA*



Nora Lares

**From:** noreply@formstack.com  
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## Formstack Submission For: Planning App Comments

Submitted at 04/08/22 9:28 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Amber Tweedie
Residential or Business Address:	8113 Canyon Wren Ave Las Vegas, NV 89149
Phone:	(702) 241-4119
Email:	amberthegrump@yahoo.com
Comments:	There are two schools 200-400ft away! This would not be a good fit for that area. It would be dangerous to have a bar next to schools. Zoning laws do not allow for that and should not allow this project going forward.

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## Formstack Submission For: Planning App Comments

Submitted at 04/07/22 5:11 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Rebecca Taggart
Residential or Business Address:	6056 Wyatt Creek Ave Las Vegas, NV 89130
Phone:	(303) 929-6071
Email:	b.taggart99@hotmail.com
Comments:	I am opposed to a tavern being built at Ann Rd and Rainbow because of its location too near the school and because we don't need another gambling/drinking establishment in this area. Santa Fe Station is literally a mile south on Rainbow. Please do not allow this establishment to be built.

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## Formstack Submission For: Planning App Comments

Submitted at 04/07/22 4:15 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Genaro Guzman
Residential or Business Address:	6364 W Italia Ave Las Vegas, NV 89130
Phone:	(702) 655-1506
Email:	genaroguzman@sbcglobal.net
Comments:	Way way too close to a school , shame on you if you approve this

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## Formstack Submission For: Planning App Comments

Submitted at 04/07/22 1:56 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Mandy Jones-Popa
Residential or Business Address:	6717 Fruit Flower Ave Las Vegas, NV 89130-3849
Phone:	(808) 381-0508
Email:	mkkjones@hotmail.com
Comments:	I oppose this project in it's entirety. I'm sure there's a better location for this establishment. Why set rules & regulations, if you plan to entertain bending them? We need to keep the safety of our children and our community in mind.

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## Formstack Submission For: Planning App Comments

Submitted at 04/07/22 12:41 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	janice patterson
Residential or Business Address:	6424 break point ave las vegas, NV 89130
Phone:	(702) 204-5972
Email:	lvjan777@cox.net
Comments:	I feel like this is not a good fit for our neighborhood. Current law requires that a bar be 1500 feet from a school (Kinder Prep Academy), and they are only 444 away. That is more than 2/3 of a modification of the distance requirement.

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**Formstack Submission For: Planning App Comments**  
Submitted at 04/09/22 6:37 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Robert Schidle
Residential or Business Address:	3505 Dover Bay Street Las Vegas, NV 89129
Phone:	(606) 584-6902
Email:	bschidle@gmail.com
Comments:	Too close to nearby schools

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**Nora Lares**

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**Formstack Submission For: Planning App Comments**  
Submitted at 04/09/22 10:33 AM

**Meeting Date:** Tuesday, April 12, 2022

**Project Number:** 22-0070

**Position:** I OPPOSE the project and all related applications.

**Name:** Aloycha de La Roche

**Residential or  
Business Address:** 6100 Iron Kettle  
Las Vegas, NV 89130

**Phone:** (702) 882-0457

**Email:** aloycha@cox.net

**Comments:** This proposal would allow 24/7 drinking of alcohol too close to a school, to residential dwellings, and to a very busy intersection. I see no need for a "local bar" in our neighborhood. Thank you

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**Nora Lares**

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## Formstack Submission For: Planning App Comments

Submitted at 04/09/22 9:57 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Jeanne Lewis
Residential or Business Address:	5450 Shay Mountain Place Unit 104 Las Vegas, NV 89149
Phone:	(702) 234-5421
Email:	jealew7@aol.com
Comments:	<p>I am opposed because the standard is not being applied here . This is abutting a residential area affecting families and children if this variance is granted. This type of business draws riff raff and crime! This business would also be open 24/7/365 impinging on the solitude of the area!</p> <p>PLEASE DO NOT APPROVE bill #22-0070</p> <p>Thank you, Jeanne Lewis</p>

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**Formstack Submission For: Planning App Comments**  
Submitted at 04/09/22 9:31 AM

**Meeting Date:** Tuesday, April 12, 2022

**Project Number:** 22-0070

**Position:** I OPPOSE the project and all related applications.

**Name:** sherry chaillou

**Residential or Business Address:** 6695 ALPINE BROOKS AVE  
LAS VEGAS, NV 89130

**Phone:** (443) 618-1714

**Email:** sschotwine@gmail.com

**Comments:** I opp[ose this because it is too close to Innovation Academy School, 1 block from Estelle Neal Park and another School Joseph Neal Academy. Many children walk to schools and play in the park in this 2 block area and the increased activity would be dangerous. We also have many joggers and bike riders who use these streets. This is a relatively quite area with not a lot of traffic. Personally I am a senior citizen and I walk to Walgreens to get my prescriptions and would not feel safe doing that with this establishment being there. The new

35a-bP  
Pa 1 of 2



711 on the corner is going to increase traffic enough we do not need a 24/7 bar.  
Plus we have a Station Casino 2 blocks south of this community.

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## Formstack Submission For: Planning App Comments

Submitted at 04/09/22 9:15 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Julie Kennedy
Residential or Business Address:	6065 W. El Campo Grande Ave. Las Vegas, NV 89130
Email:	jkennedy2893@gmail.com
Comments:	I strongly oppose allowing a tavern (Dotty's Casino with 24/7 drinking and gambling) in such close proximity to a school (Kinder Prep Academy)! What a ludicrous proposal! There is absolutely no reason this should ever happen.

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## Formstack Submission For: Planning App Comments

Submitted at 04/09/22 8:11 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Pam Chadwick
Residential or Business Address:	7460 Orange Haze Way Las Vegas, NV 89149
Phone:	(702) 658-1523
Email:	goldenzlpam@yahoo.com
Comments:	There are several already in our area. Do not allow this variance!

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## Formstack Submission For: Planning App Comments

Submitted at 04/09/22 6:23 AM

**Meeting Date:** Tuesday, April 12, 2022

**Project Number:** 22-0070

**Position:** I OPPOSE the project and all related applications.

**Name:** Kristine Uravich

**Residential or Business Address:** 5712 Arroyo Dunes Ave  
Las Vegas, NV 89130

**Comments:** I stand in opposition to allowing a special use permit for a tavern to be allowed near the intersection of Ann Road and Rainbow. The permit violates prescribed separation from a school. It is vital to protect the safety of children by observing the distance requirement set forth in comprehensive plans. Allowing variances such as the one requested in this project undermines the plan to maintain a distinction between residential and commercial development. Please continue to protect the community by denying this variance.

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**Formstack Submission For: Planning App Comments**  
Submitted at 04/09/22 1:39 AM

**Meeting Date:** Tuesday, April 12, 2022

**Project Number:** 22-0070

**Position:** I OPPOSE the project and all related applications.

**Name:** Katherine Vandenkooy

**Residential or Business Address:** 6904 Beach Nest Ave  
Las Vegas, NV 88130

**Phone:** (702) 812-6921

**Email:** katshvv@hotmail.com

**Comments:** Please do not approve this! We have children that attend KinderPrep Academy and we shouldn't have to worry about someone getting behind the wheel of a 2 ton vehicle intoxicated, buzzed, or exhausted from being up all night gambling and making a bad decision to drive. Our world has changed so much since the pandemic, people are desperate for money and we basically have to fight to keep what's ours from being stolen. Please don't add one more thing for us to worry about. Our children are our future. Please don't jeopardize their lives or innocent people who use Rainbow/Ann rd every single day. My Mom has lived just up the

street for 27 years. We love our neighborhood! Dottys or any place serving alcohol does not belong near a daycare...ever!!

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**Nora Lares**

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## Formstack Submission For: Planning App Comments

Submitted at 04/06/22 10:50 AM

**Meeting Date:** Tuesday, April 12, 2022

**Project Number:** 22-0070

**Position:** I OPPOSE the project and all related applications.

**Name:** Kimberly Bitseedy

**Residential or Business Address:** 5623 Bishop Flowers St  
Las Vegas, NV 89130

**Phone:** (626) 606-7577

**Email:** kbitseedy@gmail.com

**Comments:** The amount of drunk drivers we will have in a residential neighborhood with a school only 444 feet away makes this absolutely unacceptable. This is a neighborhood of hard working families who came here to provide the best and safest living quarters. This is not a neighborhood who wants a bar and gambling establishment. I oppose this completely, bring family friendly business to our neighborhood but please don't bring drunk drivers and gambling addicts here.

35a-bp

**Nora Lares**

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## Formstack Submission For: Planning App Comments

Submitted at 04/11/22 4:37 PM

**Meeting Date:** Tuesday, April 12, 2022

**Project Number:** 22-0070

**Position:** I OPPOSE the project and all related applications.

**Name:** LeAnn Browning

**Residential or Business Address:** 5417 Carnation Meadow St.  
Las Vegas, NV 89130

**Phone:** (702) 219-6004

**Email:** markleannb@yahoo.com

**Comments:** There are multiple reasons why this application for a waiver should be rejected. The first is with regards to the waiver of the 1500 foot separation distance between the tavern and the school across the street. The waiver would grant a 440 foot distance, which is more than 2/3 less of the required distance. How would this change keep the integrity and desire of that established regulation in protecting children? In reality, if you measure from parking lot to parking lot, the distance is much less than that.  
When I did a google search for Dotty's in our area, I found that there is currently

one Dotty's a mile to the west, and 4 other Dotty's within about 2 miles of this proposed site. There is also another bar, PT's Gold about 1.5 miles away and the Santa Fe Casino a mile away. There is not a lack of 24/7 gaming/liquor establishments in our neighborhood.

I have also heard from a neighbor who through her work on an ambulance has been on multiple calls to Dotty's and other similar businesses and has seen first hand the issues of drunkenness and homelessness that are associated with them.

A few years ago I attended a meeting regarding the Rainbow Boulevard North Corridor Plan. This type of business was definitely not a part of that plan. We recognize that these lots have been rezoned to commercial, but this request for a Dotty's does not fit in that plan. Why was so much time and money spent to develop it if it is of no worth to uphold?

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## Formstack Submission For: Planning App Comments

Submitted at 04/11/22 9:24 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Cynthia Perez
Residential or Business Address:	4529 Denali Ave N. las Vegas, NV 89032
Phone:	(702) 672-4587
Comments:	We do not need more taverns in this area, especially serving alcohol near our schools.

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**Formstack Submission For: Planning App Comments**  
Submitted at 04/10/22 10:10 PM

**Meeting Date:** Tuesday, April 12, 2022

**Project Number:** 22-0070

**Position:** I OPPOSE the project and all related applications.

**Name:** Colleen Thoroughgood

**Residential or Business Address:** 5400 Carnation Meadow Street  
Las Vegas, NV 89130

**Phone:** (702) 487-2412

**Email:** mercy\_me41@yahoo.com

**Comments:** I have had the pleasure of serving the Las Vegas valley for over 15 years in the 911 system as a first responder. In my career I have ran more calls at Dotty's casino throughout the valley than I am even able to count. I have worked night shift and day shift and have run calls on both, calls that consist of drunk patrons, fights in the bar, shootings and stabbings, and homeless vagrants surrounding the business and causing problems. I live directly across from this proposed location, and my toddler will attend the preschool across the street, and she will eventually attend the elementary school just a few blocks away. Also I have teenagers, one

35a-bP  
Pg 1 of 7

whom is in the process of learning to drive and another who will be doing the same within the next few months and we leave our house directly across the street from this proposed location for driving lessons on a daily basis. Not to mention a school crossing is just a block or so from this location, a crossing that I will use daily to take my toddler to school . I have sadly ran 911 calls for crashes during school hours, crashes that were caused by drunk drivers, crashes that were steps from bus stops and crossing guards, crashes that happened not just in the night but at 9 in the morning. This will be a 24 hour business that does not differentiate the difference between school hours and non school hours when serving their patrons alcoholic drinks. I strongly am against granting this business a license for this location. Thank you for your time and consideration to this manner.

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Nora Lares

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## Formstack Submission For: Planning App Comments

Submitted at 04/10/22 8:55 PM

**Meeting Date:** Tuesday, April 12, 2022

**Project Number:** 22-0070

**Position:** I OPPOSE the project and all related applications.

**Name:** Deeandra Osborne

**Residential or Business Address:** 6425 Tina Lane  
Las Vegas, NV 89130

**Phone:** (702) 395-2528

**Email:** osborne123@embarqmail.com

**Comments:** We absolutely DO NOT need a Dotty's in our area. It's already going downhill with the Chevron on one corner and now a 7-11 on the other. It's getting ridiculous! You're turning our residential area into a high crime area with establishments like these. We do not need them so close to our homes, please do not allow this to happen. You're turning the NW area into a hot mess and our property values are declining. I am 100% against a Dotty's to be built in our area, we do not need that kind of business so close to our homes.

Nora Lares

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## Formstack Submission For: Planning App Comments

Submitted at 04/10/22 11:18 AM

**Meeting Date:** Tuesday, April 12, 2022

**Project Number:** 22-0070

**Position:** I OPPOSE the project and all related applications.

**Name:** Brenda Taylor

**Residential or Business Address:** 5716 Taj Mahal Dr  
Las Vegas, NV 89130

**Phone:** (702) 521-6785

**Email:** bt89130@gmail.com

**Comments:** We do not need alcohol served close to educational facilities. We don't want a 24/7 business in that location.

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**Nora Lares**

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## Formstack Submission For: Planning App Comments

Submitted at 04/09/22 9:28 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Robin Szoke
Residential or Business Address:	5520 Carnation Meadow Street Las Vegas, NV 89130
Phone:	(702) 480-7878
Email:	owngoal@cox.net
Comments:	Oppose. Too close to two schools. Many liquor establishments in immediate area. Please support us, the people who live here!

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**Formstack Submission For: Planning App Comments**  
Submitted at 04/09/22 9:25 PM

**Meeting Date:** Tuesday, April 12, 2022

**Project Number:** 22-0070

**Position:** I OPPOSE the project and all related applications.

**Name:** Laszlo Szoke

**Residential or Business Address:** 5520 Carnation Meadow Street  
Las Vegas, NV 89130

**Phone:** (702) 353-2411

**Email:** lazlo007@cox.net

**Comments:** Way too close to kindercare. We have plenty of gaming in the immediate area also. Please do not allow this establishment to build here.

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City of Las Vegas  
Department of Planning  
City Hall  
195 South Main Street, 3rd Floor  
Las Vegas, Nevada 89101

**Fax to: 702-464-7499**

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## Neighborhood Meeting

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Dept of Planning  
City of Las Vegas

DBA - Dawn of Education

Case(s):

22-0070, 22-0070-SUP1, 22-0070-SDR1

Case(s) scheduled tentatively for:

**April 12th, 2022 Planning Commission Meeting**

## Application Information

22-0070 - PUBLIC HEARING - APPLICANT: CLEVELAND WELTER, LLC - OWNER: DEBRA J. REOCH - For possible action on the following Land Use Entitlement project requests on 0.79 acres at 5640 North Rainbow Boulevard (APN 125-26-410-006), C-1 (Limited Commercial) Zone, Ward 6 (Fiore).

22-0070-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,900 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 444-FOOT DISTANCE SEPARATION FROM A SCHOOL / INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN WHERE 1,500 FEET IS REQUIRED, Ward 6 (Fiore).

22-0070-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,900 SQUARE-FOOT TAVERN DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, Ward 6 (Fiore).

## Application Location



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

## Neighborhood Meeting Information

**Location:**

Centennial Hills Library  
6711 North Buffalo Drive  
Las Vegas, Nevada 89131

**Date/Time:**

Tuesday, April 5, 2022, at 6:15 p.m.

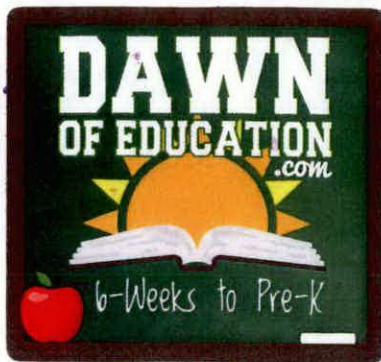
**Contact:**

Andrea Carroll, (720) 227-1216

This meeting will be conducted by the applicant in order for the citizens to be informed and provide feedback. The city is responsible for notification **only**.

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Pg 1 of 3





Regarding City of Las Vegas Dept. of Planning:

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Dept of Planning  
City of Las Vegas

22-0070 - Public Hearing &  
22-0070 - SUP1 - Special Use Permit. &  
22-0070 - SDR1 - Site Dev. Plan Review

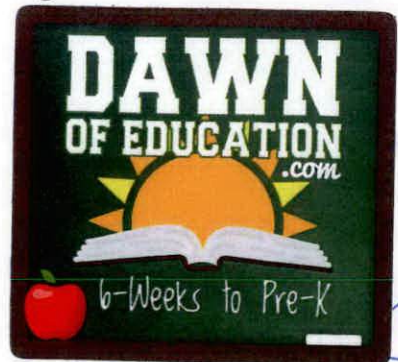
To Whom it May Concern, 04/04/22

As the owner of Dawn of Education, a preschool with infants ages 6-weeks through Pre-Kindergarten, as well as elementary aged students during summer, I STRONGLY OPPOSE this proposition to give a waiver to this Tavern to be 444 feet (instead of the legal 1,500 feet) from a school. We have over 50 families with 1-3 children in our school. The K-8 Private School next door to us has 75+ families. That is over 125 families with their children in our care everyday (2 schools). Please require the 1,500 feet.

Sincerely,

Stephanie Ryne

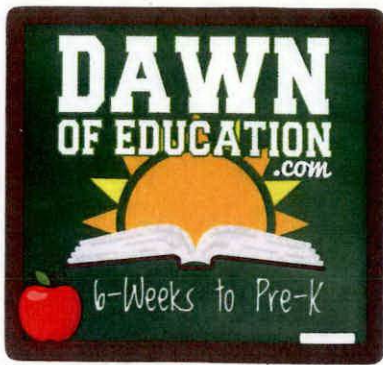
\*We only received notice 4/3/22\*



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pg 2 of 3





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City of Las Vegas

04/04/22

I, Stephanie Ryne, owner of Sage and Pine Group LLC, DBA Dawn of Education (preschool) agree with Maggie Bray, owner of Innovations Academy (Private K-8 school). Our 2 schools are next door to each other and less than 450 feet from the proposed location for the "tavern" (Special Use Permit 22-0070-SUP1). Maggie Bray has my permission to speak on my behalf regarding this matter, as I will be out of town for a funeral.

Signed,

Step Ryne

04/04/22



35a-b  
pg 3 of 3