

**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



*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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City of Las Vegas
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22-0070
12526402004
LUKEY'S FAMILY TRUST
CORRAL LUCRETIA G TRS
5760 GILBERT LN
LAS VEGAS NV 89130-1228

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

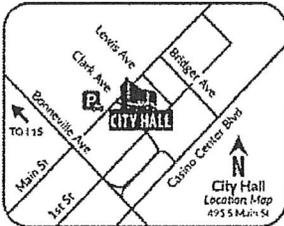
09 BRDFNP1 89130



35a-b P

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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

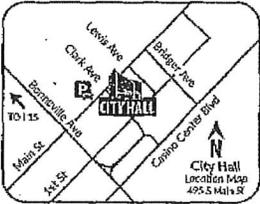
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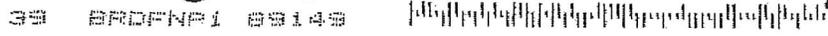
22-0070
12527803004
BRAY DAVID R & MAGGIE M
REVOCABLE LIVING TRUST
BRAY DAVID R & MAGGIE M TRS
5945 N EL CAPITAN WAY
LAS VEGAS NV 89149

I SUPPORT
this Request

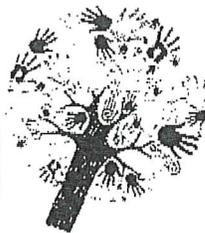
I OPPOSE
this Request

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

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



35a-b P
Pg 1 of 3

**INNOVATION
ACADEMY**

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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

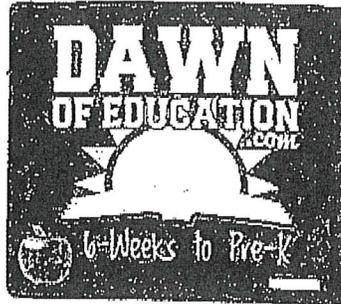
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APR - 5 2022

City of Las Vegas
Department of Planning

Regarding 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

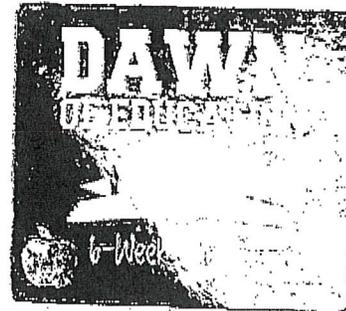
As the owner of Dawn of Education, a preschool with infants ages 6-weeks through Pre-Kindergarten, as well as elementary aged students during summer, I STRONGLY OPPOSE this proposition to give a waiver to this Tavern to be 444 feet (instead of the legal 1,500 feet) from a school. We have over 50 families 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.dawnofeducation.com



Where Children Love to Learn...

35a-b

Pg 3 of 3

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City of Las Vegas
Department of Planning

City of Las Vegas, Department of Planning
495 South Main Street
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22-0070 and 22-0070-SUP1 and 22-0070-SDR1
Planning Commission Meeting of 04/12/2022

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

95 BRDFNP1 @9130 [Barcode]

City of Las Vegas, Department of Planning, 495 South Main Street, Las Vegas, NV 89101. For more information, please call (702) 229-6405 or visit www.lasvegasnevada.gov/meetings. This card is provided for your convenience. It is not intended to be used as a receipt for any payment. The date of the City Council meeting is 04/12/2022.

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 (Pine).

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

Site not used a Tavern in that area. There is a preschool across the street. With things shops and a alignments that all sell alcohol this Tavern should not be approved.

Submitted after final agenda

35a-bp

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

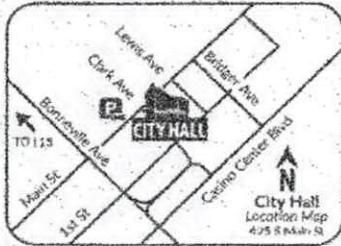
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I OPPOSE
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22-0070 and 22-0070-SUP1 and 22-0070-SDR1

Planning Commission Meeting of 04/12/2022

22-0070

12526310012

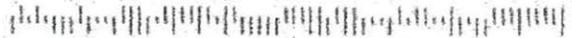
R M C LIVING TRUST ETAL

CABANAS RUBEN JR TRS

6663 ALPINE BROOKS AVE

LAS VEGAS NV 89130-1252

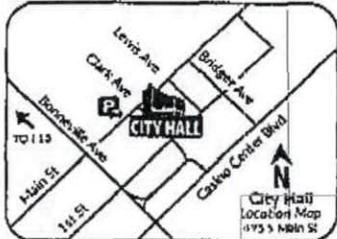
35 BRODFNF1 89130



35a-bp

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495 South Main Street
Las Vegas, Nevada 89101

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

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22-0070
12526410005
TAYLOR LISA A & ADAM
5664 N RAINBOW
LAS VEGAS NV 89130-1236

I SUPPORT
this Request

I OPPOSE
this Request

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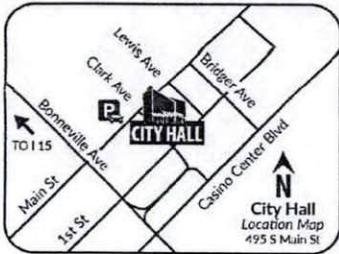
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Department of Planning

05 ERDFNPI 09130

35a-bp

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495 South Main Street
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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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City of Las Vegas

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22-0070
12534511014
FIRTH BRIAN TRUST
FIRTH BRIAN TRS
5521 GREEN WILLOW ST
LAS VEGAS NV 89130-1647

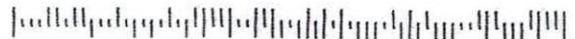
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I OPPOSE
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Planning Commission Meeting of **04/12/2022**

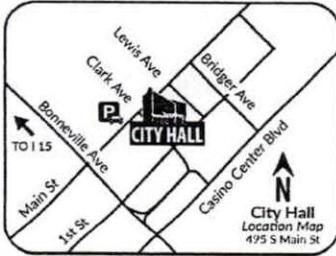
35 BRDFNPI 89130



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495 South Main Street
Las Vegas, Nevada 89101

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

Jerry S Seaborg

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

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

22-0070
12534511049
SEABORG FAMILY TRUST
SEABORG WENDELL D & TERRY S TRS
5528 ROSE THICKET ST
LAS VEGAS NV 89130-1652

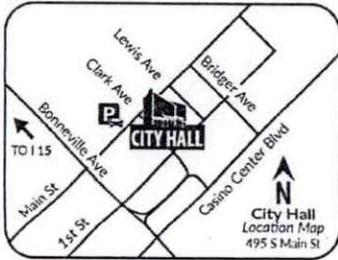
39 BRDFNP1 89130



35a-bP

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City of Las Vegas

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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

35 BRDFNP1 89130



35a-bP

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

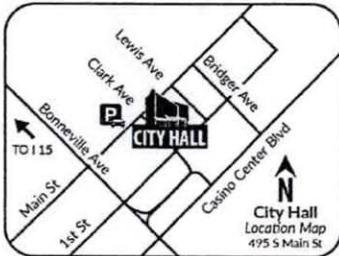
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No - unacceptable for the neighborhood. To close to residential and school. If there is a school standard, use it, don't waive it. Some other business here, not this

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I SUPPORT this Request

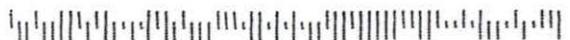
I OPPOSE this Request

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

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

35 BRDFNP1 89130



35a-bp

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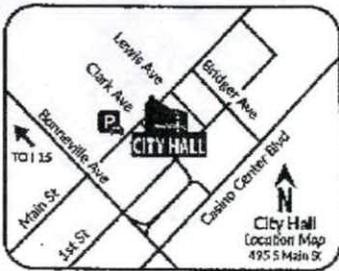
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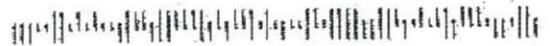
22-0070
12535103016
RAINY DAY INVESTMENTS L L C
MCMENEMY RONS S CHARTERED 401
2530 SILVER BEACH DR
HENDERSON NV 89052

I SUPPORT
this Request

I OPPOSE
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Planning Commission Meeting of 04/12/2022

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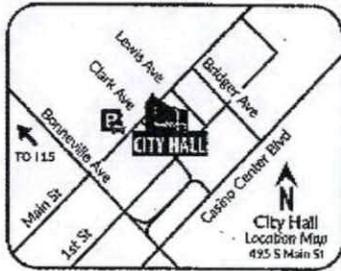


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22-0070
12535103014
RAINY DAY INVESTMENTS L L C
MCMENEMY RONS S CHARTERED 401
2530 SILVER BEACH DR
HENDERSON NV 89052

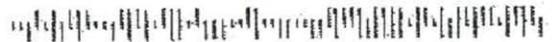
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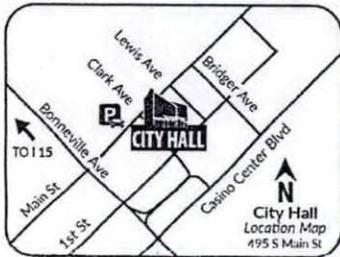


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22-0070
12526410006
REOCH DEBRA J
5640 N RAINBOW BLVD
LAS VEGAS NV 89130-1236

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**

"GREAT location for A TAVERN!"

09 BRDFNP1 89130



Applicant's vote does not count

35a-bA

Nora Lares

From: noreply@formstack.com
Sent: Friday, April 8, 2022 9:28 AM
To: Planning Comments
Subject: Planning Application Comments Form

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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, 11671 Lantern Road, Suite 300, Fishers, IN 46038

35a-b P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 7, 2022 5:11 PM
To: Planning Comments
Subject: Planning Application Comments Form

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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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35a-bP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 7, 2022 4:16 PM
To: Planning Comments
Subject: Planning Application Comments Form

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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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35a-bP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 7, 2022 1:56 PM
To: Planning Comments
Subject: Planning Application Comments Form

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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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Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 7, 2022 12:42 PM
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Subject: Planning Application Comments Form

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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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Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 6:38 PM
To: Planning Comments
Subject: Planning Application Comments Form

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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

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 10:34 AM
To: Planning Comments
Subject: Planning Application Comments Form

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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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35a-bp

Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 9:58 AM
To: Planning Comments
Subject: Planning Application Comments Form

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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:	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! PLEASE DO NOT APPROVE bill #22-0070 Thank you, Jeanne Lewis

35a-bp

Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 9:32 AM
To: Planning Comments
Subject: Planning Application Comments Form

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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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Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 9:16 AM
To: Planning Comments
Subject: Planning Application Comments Form

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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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Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 8:11 AM
To: Planning Comments
Subject: Planning Application Comments Form

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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:	goldenz1pam@yahoo.com
Comments:	There are several already in our area. Do not allow this variance!

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Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 6:23 AM
To: Planning Comments
Subject: Planning Application Comments Form

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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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35abp

Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 1:40 AM
To: Planning Comments
Subject: Planning Application Comments Form

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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 whats 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

35a-b P
Pg 1 of 2

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

From: noreply@formstack.com
Sent: Wednesday, April 6, 2022 10:51 AM
To: Planning Comments
Subject: Planning Application Comments Form

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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

From: noreply@formstack.com
Sent: Monday, April 11, 2022 4:38 PM
To: Planning Comments
Subject: Planning Application Comments Form

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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:	<p>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.</p> <p>When I did a google search for Dotty's in our area, I found that there is currently</p>

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Pg 1 of 2

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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Nora Lares

From: noreply@formstack.com
Sent: Monday, April 11, 2022 9:24 AM
To: Planning Comments
Subject: Planning Application Comments Form

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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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35a-bp

Nora Lares

From: noreply@formstack.com
Sent: Sunday, April 10, 2022 10:11 PM
To: Planning Comments
Subject: Planning Application Comments Form

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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

From: noreply@formstack.com
Sent: Sunday, April 10, 2022 8:56 PM
To: Planning Comments
Subject: Planning Application Comments Form

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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.

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Nora Lares

From: noreply@formstack.com
Sent: Sunday, April 10, 2022 11:18 AM
To: Planning Comments
Subject: Planning Application Comments Form

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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

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 9:28 PM
To: Planning Comments
Subject: Planning Application Comments Form

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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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Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 9:26 PM
To: Planning Comments
Subject: Planning Application Comments Form

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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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35a-bP

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

Fax to: 702-464-7499

Pages to follow: 2

To: City of LV Dept. of planning

PRSR
FIRST CLASS MAIL
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PAID
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Permit No. 1630

Return Service Requested
Official Notice of

From:

12527803005
SAGE & PINE GROUP L L C

Neighborhood Meeting

RECEIVED

APR 07 2022

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

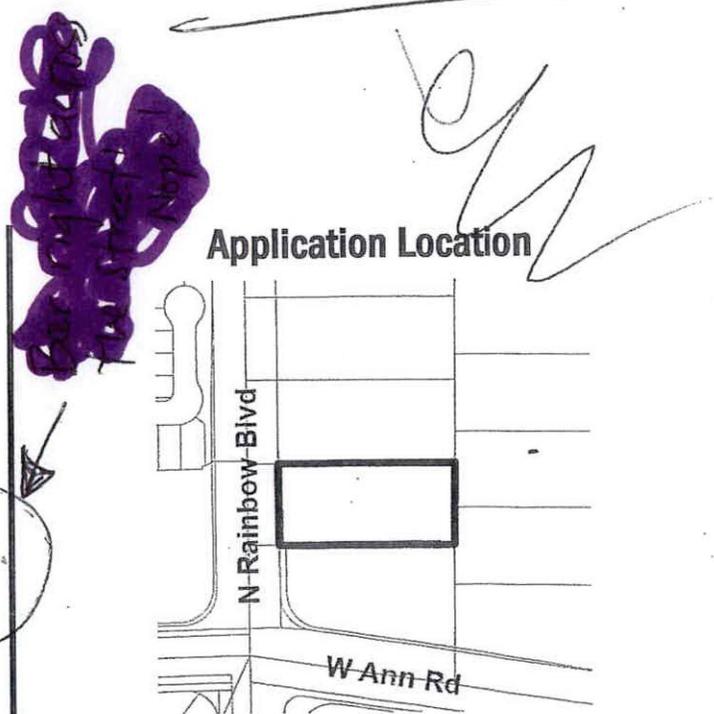
Application Information

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.

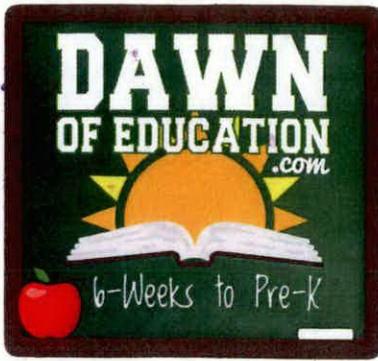
Neighborhood Meeting Information

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**.

*35a-b p
Pg 1 of 3*



Regarding City of Las Vegas Dept. of

RECEIVED
APR 07 2022

Planning:

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

Dept of Planning
City of Las Vegas

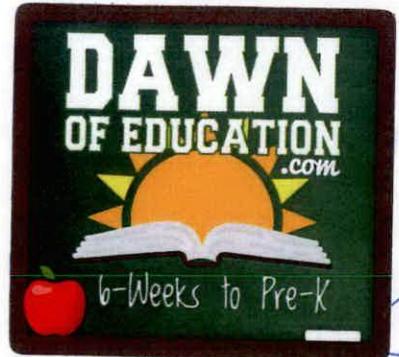
To Whom it May Concern, 04/04/22

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,

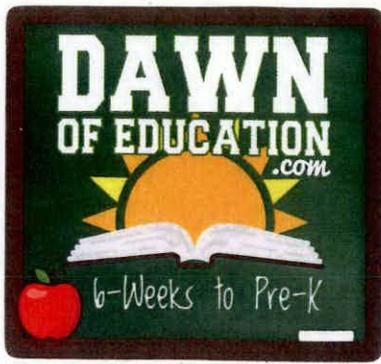
Stephanie Ryne

We only received notice 4/3/22



35a-b

Pg 2 of 3



RECEIVED

APR 07 2022

Dept of Planning
City of Las Vegas

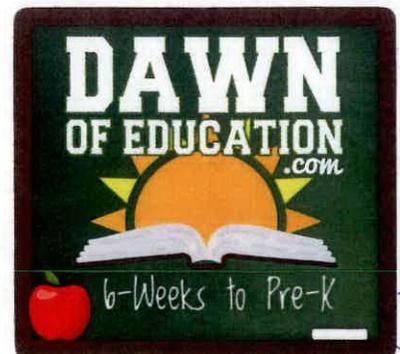
04/04/22

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

Where Children Love to Learn...