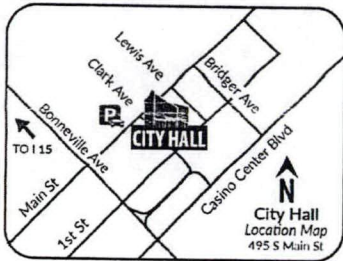


**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

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

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I SUPPORT
this Request



I OPPOSE
this Request

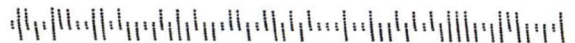
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22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of 07/12/2022

NO! NO! NO! NO! Not just plain NO, but, ABSOLUTELY NO!!!

33 DEDFNP1 89130



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Dept of Planning
City of Las Vegas

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22-0265
12535213007
MILLIGAN FAMILY TRUST
5208 DANA SPRINGS WAY
LAS VEGAS NV 89130-1726

Submitted after final agenda

28a-cP

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Dept of Planning
City of Las Vegas

5108 Back Street
Las Vegas, NV 89130-1809
2 July 2022

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

Subject: Opposition to 22-0265, 22-0265-GPA1, 22-0265-ZON1, 22-0265-SDR1

Dear Sirs:

I am writing to express my opposition to the application by Calida Residential, LLC for the above requested actions. My opposition is for the following reasons.

1. All the structures on North Rainbow from the intersection of North Rainbow Blvd and North Rancho Drive to Ann Road are no higher than 2 stories.
2. With the exception of a small shopping, a private day care/pre-school, and the Santa Fe Condos, the structures are all single family residences of 1 or 2 stories along this corridor. Calida wants to build a complex of 334 units consisting of one - 4 story apartment building, one - 3 story apartment building and one -1 story club house. Their development would not be appropriate to be in this residential area of predominately single family homes.
3. Calida states they will have 512 parking spaces for their complex. That will be totally insufficient. Many renters will have multiple people living with them with multiple vehicles per rental unit. Where does the over flow parking go? On North Rainbow? Across North Rainbow into the small shopping center parking lot? Down Welcome Lane?
4. Traffic congestion on North Rainbow will become a nightmare. We now have the traffic from all the current single family residences, the Santa Fe Condos, the Mirage Landing development, the small shopping center, the private daycare/pre-school, and the soon to be built 207 single family homes of the Dove Point and Dove Place developments.
5. Children residing in this proposed development will only add more students to the already overly crowded Ernest May Elementary School
6. Lake Mead is receding monthly and this development will only draw much more water from that shrinking resource.

22a-c P
pg 1 of 2

7. On 24 June 2022 on the 4 AM Fox news (channel 5), a Clark County Commissioner discussed the possibility that the Commission might consider a proposal requiring all new apartment construction be required to set aside 10% of the total units as low income. For this Calida project that would mean 33 units. If this comes to fruition it could have a catastrophic impact on the local area for many reasons.

Suggestion:

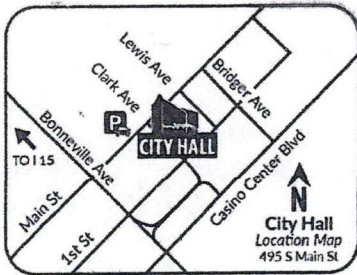
This area could be better used as a park area for the current residents of this area, as there is none in this vicinity. The closest parks are at Lone Mountain and Durango and Lone Mountain and the West 215 beltway.

Thank you for your consideration of my concerns

Sincerely,

Donald S. Rennie

Donald S. Rennie



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Las Vegas

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I SUPPORT
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22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-
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Planning Commission Meeting of 07/12/2022

22-0265

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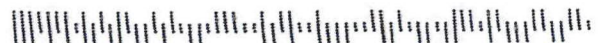
RENNIE DONALD S FAMILY TRUST

RENNIE DONALD S TRS

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LAS VEGAS NV 89130-1809

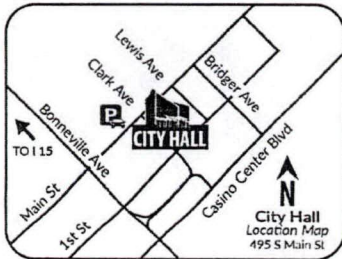
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pg 2 of 2

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495 South Main Street
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I SUPPORT
this Request



I OPPOSE
this Request

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22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of **07/12/2022**

over 200+ homes were just
approved and now they want
300+ apartments. This
area does not have the
schools or traffic accommodations.

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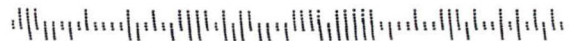
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Delivering
City of Las Vegas

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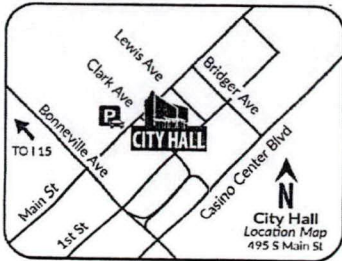
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I SUPPORT
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I OPPOSE
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22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of **07/12/2022**

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Dept of Planning
City of Las Vegas

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22-0265

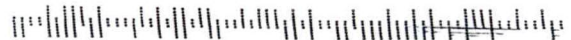
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RICHARDS DAVID B & CANDIDA L

6429 WHITE TIGER CT

LAS VEGAS NV 89130-1875

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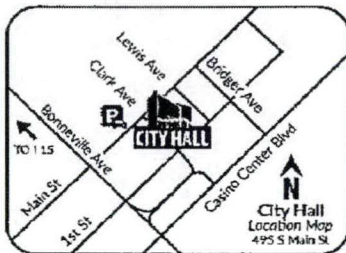
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I SUPPORT
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I OPPOSE
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Planning Commission Meeting of 07/12/2022

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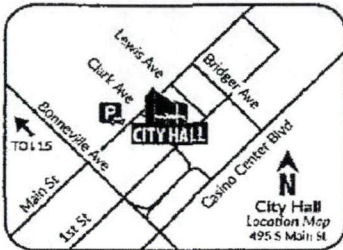
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495 South Main Street
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☐ I SUPPORT
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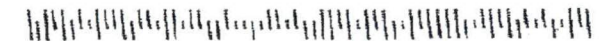
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22-0265

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POWELL ERIC L & APRIL M

6425 WHITE TIGER CT

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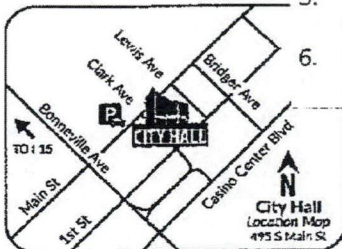
JUL 12 2022

City of Las Vegas
Department of Planning

1. This plan is not in keeping with the one-two story single family homes in our community, some on larger lots, from Lone Mountain to Ann Road, bordered by Rancho Road and Jones Blvd.
2. This large apartment development will cause further overcrowding at the area schools that negatively impacts students and teachers.
3. Access to May Elementary for students is not direct and will cause foot traffic and excessive vehicle traffic through the neighborhood directly North following Rancho Santa Fe Drive east to Rebecca Rd. south, then on Home Run Drive east out to Torrey Pines. This will have a negative impact on the current residents in this quiet neighborhood and poses a potential hazard due to excess vehicle traffic.
4. This traffic to the school will also affect Torrey Pines, Lone Mountain and Rancho Drive as possible routes. Traffic on these streets often exceeds the posted traffic limit making it unsafe for foot and vehicle traffic.
5. Rancho Drive at the Rainbow intersection is already overloaded all day and more so during the times when people are going to work and returning home.
6. Environmental studies should consider the negative impact on quality of living and air quality already negatively impacted by the development surrounding the property in question.

City of Las Vegas, Department of Planning
495 South Main Street
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We are very unhappy with the lack of respect on the part of the city and developers for how current residents are affected by the changes to the quality of our life style.
We strongly oppose this development and the change from estate size lots.

www.lasvegasnevada.gov/meetings

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I SUPPORT
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I OPPOSE
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4908 QUASAR CT
LAS VEGAS NV 89130-1821



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495 South Main Street
Las Vegas, Nevada 89101

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I SUPPORT
this Request



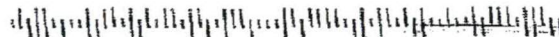
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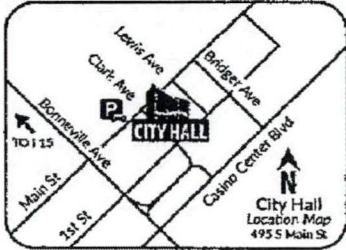
City of Las Vegas
Department of Planning

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MAURICE HANS D
6422 INWOOD PARK CT
LAS VEGAS NV 89130-1881

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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
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☒ I OPPOSE
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Planning Commission Meeting of 07/12/2022

22-0265

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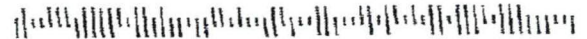
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6507 WHITE TIGER CT

LAS VEGAS NV 89130-1877

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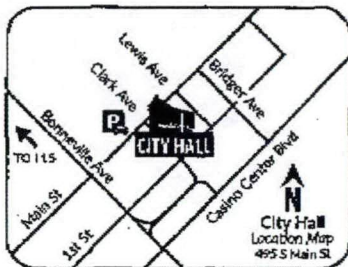


Please do not approve this Zoning change for a 4-story apartment Complex on Rainbow. This neighborhood has already been devastated by the Richmond American Dove Point Project with drainage problems & 6 foot high pads putting houses at the top of our walls. Now if you add 334 more apartments tying into our sewer system, 668+ cars pouring out onto Rainbow and coming through our neighborhoods, increasing traffic onto Torrey Pines in front of May elementary. Also increasing will be the number of children going to an over capacity elementary, walking on Rainbow, causing a dangerous situation for those children. The plan does not take into account that there will be 2 or more cars per unit, so where will the 126+ extra vehicles park? Look at the parking lanes on Lone Mountain between Rancho and Torrey Pines for the overflow of vehicles at the 3-story Community there. With the cry of "water shortage" on every news report, every day, when will the city control the influx of people moving in by restricting the building?! Michelle Dadds

20ac P

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I SUPPORT
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I OPPOSE
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Planning Commission Meeting of 07/12/2022

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Department of Planning

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5204 BLACK PORT CT
LAS VEGAS NV 89130-1721

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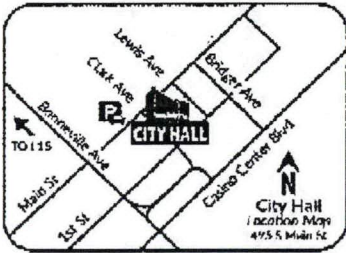
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495 South Main Street
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☐ I SUPPORT
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☒ I OPPOSE
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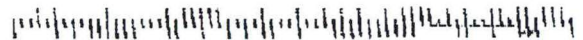
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NICHOLAS RICKIE D & DONNA M TRS

6519 WHITE TIGER CT

LAS VEGAS NV 89130-1877

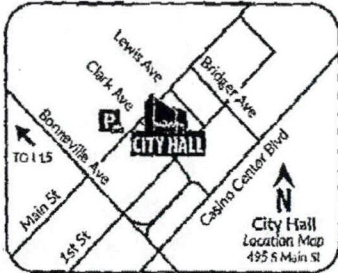
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I SUPPORT
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I OPPOSE
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22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of 07/12/2022



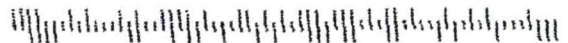
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Department of Planning

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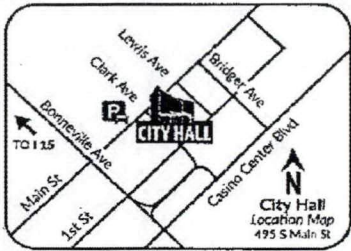
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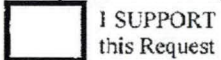
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I SUPPORT
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I OPPOSE
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22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDRI

Planning Commission Meeting of 07/12/2022

22-0265

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LAS VEGAS NV 89130

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Duplicate
Not included in count

28a-cp

Nora Lares

From: Planning Internet Email
Sent: Thursday, July 7, 2022 2:56 PM
To: Nora Lares
Subject: FW: CLV Contact Form: Planning & Zoning

From: Contact the City Form <noreply@formstack.com>
Sent: Thursday, July 7, 2022 2:49 PM
To: Planning Internet Email <planning@LasVegasNevada.GOV>
Subject: CLV Contact Form: Planning & Zoning

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



Formstack Submission For: Contact the City
Submitted at 07/07/22 2:49 PM

Who to contact?: Planning & Zoning

Your name: GARY WARD

Comments:

Regarding 22-0265 Public hearing 7/12/2022 for zoning request to "HIGH DENSITY". I am opposed to this. Similar request was made last year from low density. It was change to "MEDIUM DENSITY" instead. First, from the area north of Rancho Dr & the 95fwy to Rancho Dr & Decatur. There are no multi story buildings more than 2 stories tall! Such a building would be a visual obstruction and eye sore for the people in the surrounding community. Homeowners in the surrounding community would no longer have any privacy in their own backyards. There are already issues with traffic jams and delays at the intersections of Ann Rd and 95fwy. Intersections of Rancho dr & Rainbow and Rancho dr & Lone Mountain already experience heavy volumes of traffic. In fact a widening of the Lone Mountain overpass over the 95 fwy has already begun.

On another note. The property in question here is the Sigfreid & Roy estate. In my humble opinion this property should be declared a "HISTORIC SITE". This is a very unique property as it represents Roy Horn's vision of Bavaria built in the Las Vegas Desert! There is nothing like it within hundreds of miles. Unique Bavarian style

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Pg 1 of 2

buildings, architecture, decor, trees and landscaping. Whoever owns the property should be required to preserve and maintain the property in perpetuity.

Phone: (702) 755-0255

Email: gsward5@yahoo.com

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

Nora Lares

From: Octavia Bell <belloctavia773@gmail.com>
Sent: Tuesday, July 12, 2022 12:36 PM
To: Nora Lares; Octavia Bell
Subject: Calida on Rancho/Rainbow (City Planning Commission Meeting at 6:00 p.m. on July 12, 2022)
Attachments: DL1.jpg

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

To: Nora Lares, Agenda Tech, City of Las Vegas, Department of Planning, 495 So. Main St., Las Vegas, Nv 89101

This is to inform the Commission of my **opposition** and **protest** for subject request of the following:

28. 22-0265 - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER:
RANCHO DRIVE, LLC -

For possible action on the following Land Use Entitlement project requests on 12.05 acres on the east side of

Rainbow Boulevard, approximately 490 feet north of Rancho Drive (APN 125-35-301-021), Ward 6 (Fiore). Staff

recommends APPROVAL on the Land Use Entitlement project.

28a. 22-0265-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL)
TO: H (HIGH
DENSITY RESIDENTIAL)

28b. 22-0265-ZON1 - REZONING - FROM R-E (RESIDENCE ESTATES) TO: R-4 (HIGH
DENSITY
RESIDENTIAL)

28c. 22-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-
STORY, 334-UNIT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

I did not receive an Official Notice of Public Hearing card in the mail and will not be able to attend tonight's meeting.

Thank you for your assistance in this matter.

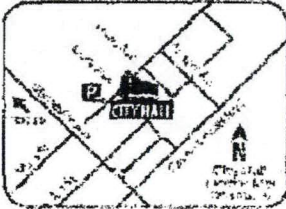
Octavia S. Bell
Bavaria Estates

28a-cp
pg 10A2

6419 Tigers Lair Ct.
Las Vegas, NV 89130-1878
702-776-7230

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

Return Service Requested
Official Notice of Public Hearing



www.lasvegasnevada.gov/2022/07/12/

For additional information, scan the QR Code below the location information below and then find the referenced project. To file your protest or support, fill out this request, check the box below and return it, and include a postage stamp to the Department of Planning at the above address. For protest, fill out card to (702) 468-7499 or make your protest at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 468-7499.



PROTEST
 this Request



SUPPORT
 this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of 07/12/2022

City of Las Vegas, Department of Planning

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Application Information

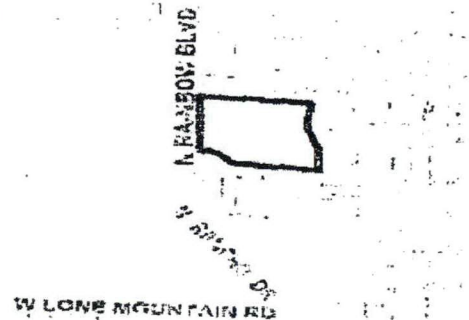
22-0265 - PUBLIC HEARING - APPLICANT: RANDO SUBMITTAL LTD. OWNER: RANDO DRIVE LLC - For possible action on the above mentioned Entitlement project requests on 12th Avenue, south of Sunset Blvd, and approximately 100 feet north of Rancho Drive, MAPS 122-25-7-01-014, Ward 2, Phase 1.

22-0265-GPA1 - GENERAL PLAN AMENDMENT FROM SC (SERVICE COMMERCIAL) TO HIGH DENSITY RESIDENTIAL

22-0265-ZON1 - REZONING - FROM RESIDENTIAL ESTATES TO C-4 HIGH DENSITY RESIDENTIAL

22-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR STORY 176 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Application Location



The proposed project is subject to the current City of Las Vegas policies.

Public Hearing Information

Meeting: Planning Commission
 Date: 07/12/2022
 Time: 4:00 PM
 Location: Council Chambers
 400 South Main Street
 Las Vegas, Nevada

Notice of Public Hearing: The City of Las Vegas, Department of Planning, is holding a public hearing on the above mentioned project requests. The public hearing is open to the public and anyone interested in the project may attend and provide input. The public hearing will be held on July 12, 2022, at 4:00 PM, at the Council Chambers, 400 South Main Street, Las Vegas, Nevada. The public hearing is subject to the current City of Las Vegas policies.

WacP

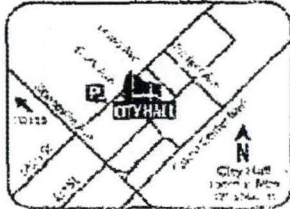
111

22-0265
125-35-310-075
JACK & PAMELA LEVINE
6417 VERAND FALLS CT
LAS VEGAS, NV 89130

20a-c P

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

Return Service Requested
Official Notice of Public Hearing



www.lasvegasnevada.gov

For additional information, scan the QR Code, select the project in the list below and then find the referenced project. To file your protest or support on this request, check one box below and return it in an envelope with postage to the Department of Planning at the above address. For full details of this card to (702) 464-7599 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 228-4444.



SUPPORT
this Request



OPPOSE
this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of 07/12, 2022

City of Las Vegas, Department of Planning

RECEIVED

JUL 12 2022

City of Las Vegas
 Department of Planning

22-0265

125-35-310-093

ROY ARAKAKI

JAYNIE ARAKAKI

6406 INWOOD PARK CT

LAS VEGAS, NV, 89130

Application Information

22-0265 - PUBLIC HEARING - APPLICANT: RANCHO DRIVE, LLC - For possible location of the lot and the Entitlement project requests on 12.05 acres of the east side of Rainbow Parkway, approximately 190 feet north of Rancho Drive (125-35-310-093, 12.05 acres).

22-0265-GPA1 - GENERAL PLAN AMENDMENT FROM SUBURBAN COMMERCIAL TO HIGH DENSITY RESIDENTIAL

22-0265-ZON1 - REZONING FROM RESIDENTIAL SINGLE-FAMILY TO RESIDENTIAL HIGH DENSITY RESIDENTIAL

22-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED FOUR-STORY, 32-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT

Application Location



The proposed project area is located within the entire lot of the project area.

Public Hearing Information

Meeting: Planning Commission
 Date: 07/12/2022
 Time: 6:00 PM
 Location: City of Las Vegas
 495 South Main Street
 Las Vegas, Nevada

20a-cp

