

**KAEMPFER  
CROWELL**

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2022 SEP 20 P 4:37

September 20, 2022

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510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257**VIA FAX (702) 382-4803**Ms. LuAnn D. Holmes, City Clerk  
City of Las Vegas  
495 S. Mail Street  
Las Vegas, NV 89101**Re: Request for 30 Day Hold  
September 21, 2022 City of Las Vegas City Council Item 47 (a-e)  
Investments West (22-0172 GPA1, ZON1, SUP 1 & 2, SDR1)**

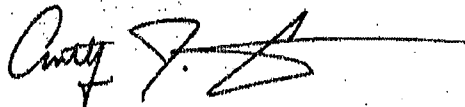
Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be held from its presently scheduled hearing date of September 21, 2022 to the **October 19, 2022** Las Vegas City Council hearing date.

Thank you again for your kind consideration and please contact our office if you have any questions.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

cc: Chance Bonaventure ([cbonaventura@lasvegasnevada.gov](mailto:cbonaventura@lasvegasnevada.gov))  
Peter Lowenstein ([plowenstein@lasvegasnevada.gov](mailto:plowenstein@lasvegasnevada.gov))

Submitted after final agenda

47a-47e

**From:** [Stacey Campbell](#)  
**To:** [City Clerk, Deputies](#)  
**Subject:** FW: Zoning agenda item 47 a-e  
**Date:** Tuesday, September 20, 2022 2:07:57 PM

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For late backup for items 47 a-e.

**From:** Carolyn G. Goodman <cgoodman@LasVegasNevada.GOV>  
**Sent:** Tuesday, September 20, 2022 2:01 PM  
**To:** LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>; Stacey Campbell <slcampbell@LasVegasNevada.GOV>  
**Cc:** Jorge Cervantes <JCervantes@LasVegasNevada.GOV>; Bryan Scott <BScott@LasVegasNevada.GOV>  
**Subject:** FW: Zoning agenda item 47 a-e

FYI

Cgg



**CAROLYN G. GOODMAN, MAYOR**

Las Vegas City Hall  
495 S. Main Street  
Las Vegas, NV 89101

(702)229-6241

*City Hall is closed on Fridays*

**From:** Christina Giunchigliani <[giunchigliani@icloud.com](mailto:giunchigliani@icloud.com)>  
**Sent:** Tuesday, September 20, 2022 10:35 AM  
**To:** Carolyn G. Goodman <[cgoodman@LasVegasNevada.GOV](mailto:cgoodman@LasVegasNevada.GOV)>; Brian Knudsen <[bknudsen@lasvegasnevada.gov](mailto:bknudsen@lasvegasnevada.gov)>; Stavros Anthony <[santhony@LasVegasNevada.GOV](mailto:santhony@LasVegasNevada.GOV)>; Cedric Crear <[ccrear@LasVegasNevada.GOV](mailto:ccrear@LasVegasNevada.GOV)>; Olivia Diaz <[odiaz@lasvegasnevada.gov](mailto:odiaz@lasvegasnevada.gov)>; Victoria Seaman <[vseaman@lasvegasnevada.gov](mailto:vseaman@lasvegasnevada.gov)>  
**Cc:** Michele Fiore <[mfiore@LasVegasNevada.GOV](mailto:mfiore@LasVegasNevada.GOV)>; Brenda Talley <[Peace\\_anLove@yahoo.com](mailto:Peace_anLove@yahoo.com)>; Joe & Vivianne Eddins <[energesis4me@gmail.com](mailto:energesis4me@gmail.com)>; Misty & Mike Haji-Sheikh <[misty.haji@gmail.com](mailto:misty.haji@gmail.com)>  
**Subject:** Zoning agenda item 47 a-e

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I sent this to the Councilwoman yesterday. Thanks for reading and your consideration.

## Zoning agenda item 47 a-e

Submitted after final agenda

*Item 47a-e*

Please enter as public testimony  
Sept. 19, 2022

Dear Councilwoman Fiore,

I apologize for not being there in person but I'm traveling in Wyoming. Would you please put this into public records?

I and 5 upper and lower Kyle Canyon neighbors opposed this item at the Planning Commission. The chair asked staff about NDOT and were told they were working on it. As you know, I am not opposed to taverns but they should be in the right place for the use and safety of visitors, patrons, and the community. The location of this, which is directly on Hwy 157 and the proposed Sheep Mtn. Pkwy is going to cause an "accident potential zone" (as identified and used in your master plan 2050.)

First, it appears to be spot zoning. There are no homes being built currently in this same area. The tavern and potential drive through business aren't near the proposed residential area. I believe it's about a mile up the road which makes it look like leapfrog development. In this rural area taverns and commercial should be interior to residential. It's also pushing commercial uses up the mountain which shouldn't be permitted. We'd ask that commercial be kept to near 95 and the frontage roads like Oso Blanco.

The zone change from U to C1 is inappropriate. Granting these types of zone changes favors one owner on property a mile away from planned residential and it deviates from necessary uses. There is no protection or buffer for the rural areas most of which are in the county and are horse properties. It is changing the rural character of Kyle Canyon and I know you care about the rural lifestyle and residences.

Some points to consider for denial or withdrawal:

- Hwy 157 is a designated scenic highway therefore no billboards or off site signage are or should be permitted.
  - Dark skies are supposed to be in effect for this area.
  - In 2019, Stop DUI fought for and had Highway 157 designated as the DUI VICTIM MEMORIAL HIGHWAY starting at 95, at the turn off up to the recreation area. THE FAMILIES OF THE 63 killed agreed to having 157 designated as such.
  - NDOT has not received the Master study due Aug 19, 2022. (this focuses on 157 and Oso Blanco not Sheep pkwy. So to our knowledge and NDOTS nothing has been studied on the impacts of a bar exiting across traffic onto a two lane Hwy.
  - NDOT HAS NO TRAFFIC IMPACT STUDY for this area as of yet. There are no encroachment permits. They weren't aware of this proposed tavern.
  - there doesn't appear to be a complete master plan for the Gateway which cause studies to not be triggered.
  - For ex. There are no school sites set aside nor police or fire stations.
  - I was told the city won't have access onto Sheep Mtn which then will force all traffic onto the highway. This will cause traffic conflicts, accidents and possibly deaths. My late husband died between mile marker 17-18. Emergency services are scarce. Highway patrol for this highway are understaffed as is Metro which only have 3 officers.
- I've spoken to NDOT and their traffic engineer said NDOT has no plans for widening Hwy

157 currently nor in the future. All of this traffic needs to be reviewed and properly planned for, from the Gateway and up into the county area and federal recreation area.

-Currently, there are over 2 million LV residents and visitors that drive up to Mt Charleston for recreation. There are many bicycle races and riders on this two lane highway. There are over 240 people that are residents of lower and upper Kyle which impacts their ability to safely drive to work, grocery shop or go to school or ride their horses.

As I noted, 157 is only 2 lane, with minimal shoulders( just ask the bicyclists) and no signals or stop signs directly impacting the highway. How will people get up and down safely let alone out of the tavern ( or other commercial) if it's at grade and no safe way to get cars in or out.

This whole gateway is a project of regional significance yet there's been NO joint planning with the county, Fire, forest service, TAB's, BLM, search and rescue, emergency units, ambulance coverage, others have occurred. Perhaps an inter local can be considered.

If at a later date the impacts cause a widened road ( if the state even agreed) who pays to construct and maintain. Or traffic signals are not appropriate on a two lane highway with wild animals crossing regularly. Who will be responsible?

I also spoke to the Tribes attorney and there haven't been formal discussions about Sheep Mtn Pkwy which will abut their reservation.

Finally, the variance should also be denied since it's near a city park that's planned in the future.

This property is at the edge of the altitude necessary for water pressure to function (PSI). That's why the developer is building a pumping station. But in this area the max altitude is 3,090 ft. If fire suppression is needed there possibly may not be enough pressure to fight a fire (s). Sprinklers alone can't do it due to pressure too.

If a fire occurred it could spark a fire up the hill into our boxed canyon. There is an evacuation plan for the mountain and I believe Metro is in charge. The new development and its subsequent buildout hasn't been factored in and the key point is that if we are evacuated we are to meet at the bottom of Kyle in the parking area on the No. side of the Hwy.

I respectfully ask that you either ask them to withdraw their application or deny it. It's premature since the traffic and master study isn't completed so NDOT can even comment on it. I would be happy to meet with you and any others to discuss how we can work together to minimize the impacts on the rural character and the scenic area of Mt Charleston.

I do hope you will consider our concerns. Stop DUI is going to submit a letter in opposition, I'm told. Please deny the entire application or request withdrawal.

Sincerely,

Chris Giunchigliani property owner upper Kyle 40 yrs.

702-521-1663

Cc: Mayor Goodman, Council members