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August 31, 2022

City of Las Vegas Planning and Zoning  
333 North Rancho Drive  
Las Vegas, Nevada 89106

**RE: Major Modification to allow a Commercial Recreation and Amusement (Outdoor)  
within the Renaissance Land Use Plan. 138-32-314-001**

Dear Sir/Madam,

Our client, Holiday Sales Inc., has previously operated Temporary Outdoor Commercial events (Pumpkin Patches, Christmas Tree Sales) on an undeveloped parcel at the south east corner of the Alta Drive at Rampart Boulevard intersection. In order to continue operating the events, Staff has directed this operator to obtain Land Use approvals that allow outdoor recreation and sales on a more permanent basis.

The subject 7.66 acre parcel is within the Renaissance Land Use Plan which allows uses permitted within the C-1 zoning designation. Commercial Recreation (outdoor) is not listed as a permissible use in a C-1 district, therefore a Major Modification to the Renaissance Land Use Plan is needed to allow such holiday events.

Holiday Sales Inc's events are catered to families with children aged up to 11 years. An example of this operator's events is the Halloween Town Pumpkin Patch. The event dates being from October 1st to October 31st. The hours of operation are from Monday to Friday, 4 pm to 9 pm, and Saturday and Sunday from 11 am to 10 pm. The layout consists of 12 tents ranging from 10 x 10' to 40 x 60'.

There are approximately 10 games, activities such as face painting, and 10 amusement rides for children. The rides are antique vintage rides that are nonhydraulic and low speed for young children. The pumpkin patch portion also sells carving kits and Halloween decorations. There is a food tent supplying food and drinks. Six portable restrooms are available on-site.

A second example, the Christmas tree lot, is similar in layout but has less games and does not have amusement rides. Hours are similar and sales begin up to six weeks prior to Christmas day.

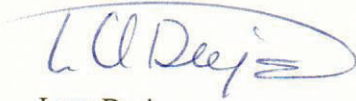
This operator has conducted events on the site for six seasons with approval from the city with the enclosed site plan. All events were completed without incidents needing calls to emergency services. Noise is kept within allowable levels and alcohol has not been proposed.

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09/22/2022

The northern two acres of our site is the approximate area where our event takes place. The aerial photo included with the site plan shows 75 striped surface parking spaces on the parcel. Section 2.5.2 of the Renaissance Plan ensures reciprocal parking and access from a driveway off Rampart Boulevard. The site is fully fenced and adequately lit by existing utilities.

Thank you for your consideration in this matter. I can be reached at (702) 598-1408 if you would like to discuss concerns.

With appreciation,



Lora Dreja  
Land Entitlements  
Brown, Brown and Premsrirut

22-0492  
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