

JUSTIFICATION LETTER – COUNTER POINTS

I am the owner of the SMOKE HOUSE 2 which is located at 1502 north jones blvd 89108 since 2016, i want to change to mini mart convenience store for few reasons.

1. my store is surrounded by lots of apartments (around more than 100 apartments). So i am running this store from almost 6 years and i have very good customers relationship. people are asking for household items because there is very hard for them to cross the road to go to smith shopping centre specially with kids. so thats the my first reason to change to mini mart. – **Strongly Oppose more Alcohol and Gaming. The residents of Rock Creek are okay with existing smoke shop. SUPPORT: The Neighborhood would support and needs many other uses: drug store; compounding pharmacy; bank/credit union; restaurant; law or real estate office; ice cream; barber shop; pet grooming, etc.**
2. my second reason is STORE AREA. i have around 2500 sq ft which is too big for smoke shop. my store is always looking like half empty and rent are so high. so i want to utilize the space for mini mart convenience store.
3. my third reason is, there was Apollo market near to my location which got burnt down in Feb 2022 so there is nothing there, so this is my one reason as well to provide daily house hold items to customers on daily basis. – **This C-Store will be rebuilt. They are working on plans.**
4. my forth reason is, there is no mini mart between the charleston and lake mead which is around 2 miles so thats why i make my mind to open the mini mart. **There are 2 approved C-stores , Dollar Tree, Smiths and Neighborhood Walmart (at Lake Mead)**
5. we will sell here beer, wines off permises (no any other liquor item). **There are 4 existing Alcohol & Sales uses at this intersection and Neighborhood Walmart at Lake Mead**
6. we will hire 3-4 employees and there are more than 100 apartments near to our location and residents between 400-500. – **The residents of Manor Creek Strongly Oppose More Alcohol & Gaming. Other uses will generate the same or more employees**
7. The store covered area is around 2500 sq.ft so for all that changing i am going to apply few applications

SUP for Alcohol off permise beer/wine.

SUP for Gaming Establishment, restricted and there will be 5 poker machines.
There are 3 existing uses with Gaming at this intersection

So thats the few reasons for what i want to change from smoke shop to mini mart.

Submitted at City Council

Date 12/21/22 Item 61

By: George Garcia

AMITARORA

22-0518
09/14/2022

Jones & Vegas

Existing Commercial Tenants List

1. Dollar Tree store - **Alcohol**
2. Orchid Stop C-Store w/Gas and w/**Beer Wine & Gaming**
3. Popeyes Louisiana Kitchen
4. H&R Block
5. Water Factory
6. Jit 4 Cigarettes Cheap
7. Hair Salon Maktub
8. TNT Nails
9. China Garden
10. Metro by T-Mobile
11. Tree of Life **Dispensary** Las Vegas
12. Dena Eyebrow Threading
13. Camera Plus NV
14. Smith's Food and Drug – **Alcohol Sales & Gaming**
15. Ameri-Fit Fitness Equipment Repair
16. Papa Johns Pizza
17. Rent-A-Center
18. Today's Dental and Oral Surgery
19. Convenient Store and Fast Food - **Beer Wine & Gaming**
20. Rapid Cash
21. Cricket Wireless Authorized Retailer
22. Smoke House Smoke Shop
23. Mercado Plaza
24. Apollo Market – **Beer Wine & Gaming**

Jones & Vegas

Aerial Map showing Alcohol & Gaming Opposition



**NEIGHBORHOOD PETITION TO OPPOSE
ALCOHOL SALES & RESTRICTED GAMING
SUPS 22-0518-1 & 2**

To: Mayor Carolyn Goodman & Councilman Cedric Crear & City Council

As the surrounding residents, we ask you our elected leaders to not enable yet another liquor and gaming use. This intersection already has an ample supply of liquor and or gaming options. Additional concentrations of these uses creates an image that is unsavory and unsafe image. Worse still it increases reality for residents of businesses of DUIs, inappropriate and criminal conduct.

As a resident, business or customer I the undersigned Opposition Petition against these two Special Use Permit requests for Alcohol and Gaming for the following reasons:

- Detrimental Image that diminishes the character of the area
- Is not compatible with the existing uses in the area.
- Multiple Alcohol and Gaming options at the intersection: Smiths, Mobile Mart; Dollar Tree; Apollo Liquor Store (to be rebuilt)
- Paul Culley Elementary School two blocks south on the same side of the street where kids would walk past on their way to school.
- Abutting and nearby residential & senior care.
- In a small center with payday loans and a smoke shop: a magnet for problems.
- The image, enhanced risk and reality of increased crime will negatively affect property values and give people a reason to leave, not reinvest or worse disinvest in the neighborhood.

Mayor, Councilman Crear and City Council, Thank you for your support!!

PRINT NAME

ADDRESS

SIGNATURE

DATE

SOLY BALISSIANO

1720 N. JONES BLVD



12/19/2022

Mohammad Shamsi, 86101 Vefes Drive



12-19-22

Print Name	Address	Signature	Date
Steven Banks	5822 Vegas Dr Las Vegas NV 89108	Steven Banks	12-11-22
Sierra Dylan	5902 Vegas Dr Las Vegas NV 89108	SIERRA DYLAN	12-11-22
Kelly Dounetta	5834 Vegas Dr Las Vegas NV 89108	Kelly Dounetta	12-13-2022
Theodor Diaz	1616 N. Jones Blvd Las Vegas, NV 89108	Theodor Diaz	12/13/22
Patricia Ximera	1836 N Jones Blvd, Las Vegas, NV, 89108	Patricia Ximera	12/13/22
OALIA JORGE	1810 N. Jones Blvd Las Vegas NV 89108	Jorge OALIA	12/13/22
Jackson, Louis	1814 N Jones Blvd Las Vegas, NV 89108	Louis Jackson	12/13/22
Chaut Camacho	1728 N Jones Dr Las Vegas NV 89108	Chaut Camacho	12/13/22
Kirk Ollie	1800 N. Jones Blvd Las Vegas NV 89108	Ollie Kirk	12/13/22
Margo McNeely	5914 Vegas Dr Las Vegas, NV 89108	Margo McNeely	12/13/22
Martin Balderama	5824 Vegas Dr, Las Vegas, NV 89108	Martin Balderama	12/13/22
Michael Kaplan	5922 Vegas Dr Las Vegas NV 89108	Michael Kaplan	12-14-22
Harlan Christopher	6006 Vegas Dr Las Vegas NV 89108	Christopher Harlan	12-14-2022
Robert Kosas	1590 Vegas Dr, Las Vegas, NV 89108	Robert Kosas	12/14/22
Miguel Torres	1702 N JONES BLVD	Miguel Torres	12/14/22
Ryan Acevado	1816 N. Jones Las Vegas NV 89108	Ryan Acevado	12/15/22
Lewis Dewayne	1820 N Jones Blvd Las Vegas 89108	Lewis Dewayne	12-15-22
Florence Shelby	1822 N Jones Dr Las Vegas NV 89108	Florence Shelby	12/15/22
Jan Maunty	1826 N. Jones Blvd Las Vegas, NV 89108	Jan Maunty	12/15/22
MARGARET ORTIZ	1828 N Jones Las Vegas NV 89108	Margaret Ortiz	12/15/2022

Print Name	Address	Signature	Date
Ronny Chalk Sun	5912 Vegas Dr, Las Vegas NV 89108	Ronny Chalk	12/15/22
Jose Magana	1672 N Jones Blvd, Las Vegas, Nevada 89108	Jose Magana	12/15/22
Felix Becsky	6012 Vegas Dr, Las Vegas NV 89108	Felix Becsky	12/15/22
Joseph Magee	805 N Wallace Dr, Las Vegas NV 89108	Joseph Magee	12-15-2022
Conchita W's	1842 N Jones Blvd, Las Vegas NV 89108	Conchita W's	12/15/22
ESquivel Hernan	1838 N Jones Blvd, Las Vegas NV 89108	ESquivel Hernan	12-15-22
SLADANA STE	1832 N JONES BLVD LAS VEGAS, NV 89108	SLADANA STE	12/15/22
Kirsten Lung	1812 N Jones Blvd, Las Vegas NV 89108	Kirsten Lung	12/15/22
Douglas Hanna	1712 N Jones Blvd, Las Vegas NV 89108	Douglas Hanna	12/15/22
Kateyln Kraut	1714 N Jones Blvd, Las Vegas NV 89108	Kateyln Kraut	12/15/22
Robert Lachap	1804 N Jones Blvd, Las Vegas NV 89108	Robert Lachap	12/15/22
Candace More	6014 Vegas Drive, Las Vegas NV 89108	Candace More	12/15/22
WILLIAM BNG	6014 Vegas Drive, Las Vegas NV 89108	WILLIAM BNG	12/15/22
Tucker Jones	1453 N Jones Blvd, Las Vegas NV 89108	Tucker Jones	12-15-22
Sam Roman	1445 N Jones Blvd	Sam Roman	12/19/22
Maria Lopez	1443 N Jones Blvd	Maria Lopez	12/19/22
Oscar Mendoza	5916 Vegas Dr, Las Vegas NV 89108	Oscar Mendoza	12/16/22
Mango De los Angeles	5830 Vegas Dr, Las Vegas NV 89108	Mango De los Angeles	12/16/22
Ronda Hester	5904 Vegas Dr, Las Vegas NV 89108	Ronda Hester	12/16/22
Maryann Newman	5906 Vegas Dr, Las Vegas NV 89108	Maryann Newman	12/16/22
Lela Hecks	5908 Vegas Dr, Las Vegas NV 89108	Lela Hecks	12-16-2022
ROBERT RADD RIVERA	5910 Vegas Dr, Las Vegas NV 89108	ROBERT RADD RIVERA	12/16/22

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