

# Application Information

22-0662 - PUBLIC HEARING - APPLICANT/OWNER: JANKOSA, INC. - For possible action on the following Land Use Entitlement project requests on 0.52 acres at 1600 North Jones Boulevard (APN 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

22-0662-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 37 ARE REQUIRED

22-0662-VAR2 - VARIANCE - TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 18 FEET WHERE 77 FEET IS REQUIRED

22-0662-SUP1 - SPECIAL USE PERMIT - FOR A DRIVE THROUGH USE

22-0662-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-7265) FOR A PROPOSED 3,080 SQUARE-FOOT RETAIL AND 1,695 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

*To much in to little space!*

# Application Location



The proposed project may not pertain to the entire highlighted project site.

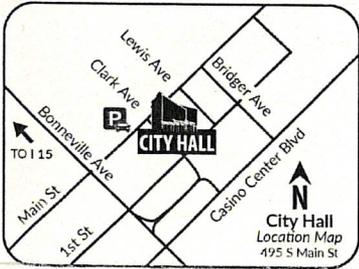
## Public Hearing Information

Meeting: City Council  
 Date: 03/15/2023  
 Location: City Council Chambers  
 495 South Main St, 2<sup>nd</sup> Fl.  
 Las Vegas, Nevada  
 Time: 9:30 a.m.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For more information, go to [www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings) or call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

City of Las Vegas, Office of The City Clerk  
 495 South Main Street, 2<sup>nd</sup> Floor  
 Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



Scan or go to:  
[www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings)

RECEIVED  
 CITY CLERK

2023 MAR -9 P 3:42

PRSR  
 FIRST CLASS MAIL  
 U.S. Postage  
**PAID**  
 Las Vegas, NV  
 Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT  
 this Request

I OPPOSE  
 this Request

Please use available blank space on card for your comments.

**22-0662 and 22-0662-VAR1 and 22-0662-VAR2 and 22-0662-SUP1 and 22-0662-SDR1**

City Council Meeting of **03/15/2023**

22-0662  
 13825110060  
 LEWIS LINDA S  
 5823 VEGAS DR  
 LAS VEGAS NV 89108-2467

Submitted after final agenda

Items 55a-55d

99 BRDFNP1 89108



Form Name: RDA and City Council Comments  
Submission Time: March 14, 2023 2:27 pm  
Browser: Chrome 110.0.0.0 / Windows  
IP Address: 45.132.159.162  
Unique ID: 1079457504  
Location: 34.0544, -118.2441

<b>Meeting Date</b>	Wednesday, March 15, 2023
<b>Meeting Type</b>	City Council
<b>Agenda Item Number</b>	55
<b>Project Number</b>	22-0662
<b>Position</b>	I OPPOSE the project and all related applications.
<b>Name</b>	Ryan Gustafson
<b>Residential or Business Address</b>	6043 Vegas Dr Las Vegas, NV 89108
<b>Phone</b>	(701) 527-2292
<b>Email</b>	rmgustaf@gmail.com

Submitted after final agenda

Items 55a-55d

## Comments

I live across the street from the proposed retail store and drive-through restaurant location. I am very concerned that the project is trying to do much with too little space. The variances proposed are reducing the amount of parking to accommodate the drive-through, which will be only 18 feet away from nearby houses according to another variance request. The amount of traffic, noise, and idling car pollution from the drive-through will reduce the quality of the neighborhood. I've gotten used to the traffic noise, but I'm not sure I'll find a drive-through speaker aimed at my bedroom window as easy to ignore. Also, the proposal wants to cut the amount of parking almost in half, which means the buildings will be much larger than they were previously.

The corner of Vegas and Jones is very busy. There is a Smith's grocery store with attached strip mall, plus a gas station and Popeye's drive-through. There's a dollar tree on the NW corner and another strip mall on the SE corner. I live in the townhouse at the end nearest the street behind the small strip mall, across from the proposed location of the restaurant and drive-through.

There are accidents, speeders, and many police/fire/ambulance going on the roads all day. Putting a drive-through on the corner will add to the traffic. The proposal also wants to do away with the already-limited landscape buffer around the existing location, which burned down last year. By contrast, the gas station and the Dollar Tree have extensive landscaping buffers and their entrances are located further back on the block compared to the proposed location. Drivers often cut through the lot to avoid waiting at the red. Approving this drive through would make traffic at the corner worse.

Removing the landscape buffers would also make it more dangerous for pedestrians. Vegas & Jones is already an uncomfortable intersection to cross because of the turning lanes - I've almost been hit by people blowing through right-on-reds while walking to the grocery store. Considering that people routinely speed on Jones (average speed is 45 but the posted limit is 35) and this will only add to the issues. Considering how many stories are in the news about pedestrians being struck by cars throughout the city, it doesn't make sense to add a high-traffic drive-through on an already busy intersection in a spot that's not large enough to accommodate it.

There are few obvious justifications for all of the variances and rule-bending proposed for the new site. It's clear that the site is far too small for such a use, that the proposed use does not match the neighborhood well, and that whatever business is built should, like the previous one, not increase congestion or air pollution for those living next door. Please deny the proposal in full.

Better yet: the city should purchase and rezone the land to put in a small park with chess tables, cement planters, etc. Maybe team up with the International Chess Festival that comes to Vegas every year to sponsor it

or something. Thank you.

