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APR 10 2023

LAW OFFICE

Brown, Brown & Premsrut

City of Las Vegas
Department of Planning
JAY H. BROWN
DAVID L. BROWN
PUOY K. PREMSRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

April 10, 2023

Emily Wetzstein, City Clerk
City Hall
495 S. Main St.
Las Vegas, NV 89101
EWetzstein@lasvegasnevada.gov

Re: April 11, 2023, City of Las Vegas Planning Commission Agenda
Item #28 – 23-0052 / Harlem Nights, LLC

Dear Ms. Wetzstein:

Please be advised that our office represents the above-named applicant.

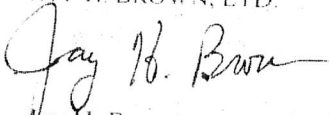
This application is scheduled to be heard on the April 11, 2023, City of Las Vegas Planning Commission Agenda.

We would ask that this matter be abeyed to the June 13, 2023, Planning Commission Agenda as the magnitude and importance of the project demands further outreach to the public. Commissioner Williams and, of course, Councilman Crear. We will be working with both the Commissioner and Councilman to set a public meeting to get input and further educate all concerned about the details of the project.

Your cooperation in this matter is sincerely appreciated.

Very truly yours,

JAY H. BROWN, LTD.


Jay H. Brown

JHB:kc

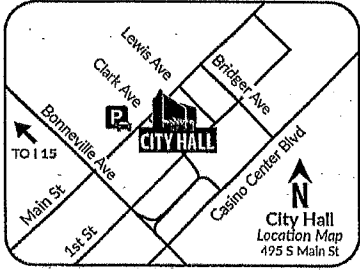
cc: Nora Lares (NLares@LasVegasNevada.gov)
Anthony Williams (Bee_awilliams@clyo365.onmicrosoft.com)
Nicole Eddowes (NEddowes@LasVegasNevada.gov)
Kelly Woods (KWoods@LasVegasNevada.gov)
Alex Strawser (AStrawser@LasVegasNevada.gov)
Seth Floyd (SFloyd@LasVegasNevada.gov)
Cedric Crear (CCrear@LasVegasNevada.gov)
Lisa Mayo-DeRiso (MayoDeRiso@gmail.com)

Submitted after final agenda

28 a-h

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

23-0052 and 23-0052-ZON1 and 23-0052-VAR1 and 23-0052-SUP1 and 23-0052-SUP2 and 23-0052-SDR1 and 23-0052-MSP1

Planning Commission Meeting of 04/11/2023

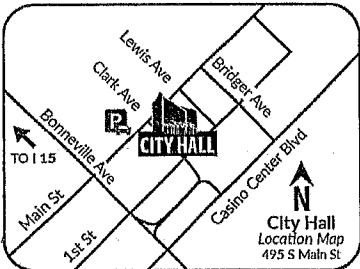
23-0052
13927111058
MCKINNEY MARY E
621 VERONICA AVE
NORTH LAS VEGAS NV 89030-4016

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Planning Commission Meeting of 04/11/2023

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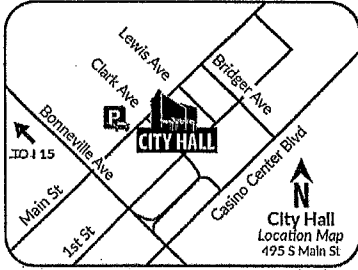
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POLK GERTHIE
5414 SHARPE CT
LAS VEGAS NV 89131-2751

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35 BRDQNP1 89131

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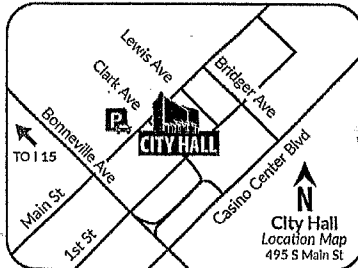
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Planning Commission Meeting of 04/11/2023

23-0052
13927110044
WIDOWS MITE
500 W VAN BUREN AVE
LAS VEGAS NV 89106

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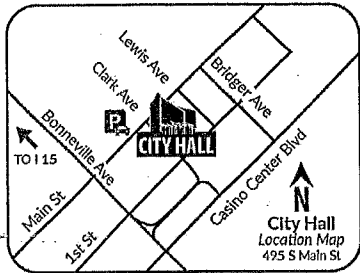
23-0052
13927110043
WIDOW'S MITE INC
500 W VAN BUREN AVE
LAS VEGAS NV 89106-3039

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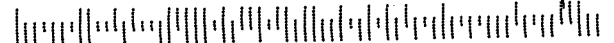
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500 W VAN BUREN

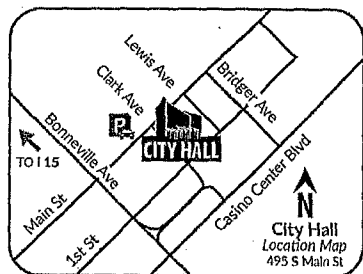
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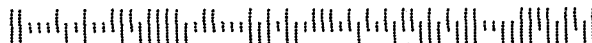
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SUP1 and 23-0052-SUP2 and 23-0052-SDR1 and 23-0052-MSP1
Planning Commission Meeting of 04/11/2023

23-0052
13922410080
JONES RICKIE L & SHERILL K
600 LEONARD AVE
LAS VEGAS NV 89106

28 a-h
S

63 BROCHURE 23105



Emily Wetzstein

Subject: FW: CLV Contact Form: Planning & Zoning

From: Contact the City Form <noreply@formstack.com>

Sent: Monday, April 10, 2023 7:20 AM

To: Planning Internet Email <planning@LasVegasNevada.GOV>

Subject: CLV Contact Form: Planning & Zoning

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Formstack Submission For: Contact the City

Submitted at 04/10/23 7:20 AM

Who to
contact?:

Planning & Zoning

Your name:

Gwen Walker

Dear Sir,

I would to express my concerns and OBJECTION to the proposed plans for the Town Tavern/ Toyko Casino at 600 Jackson Street ,Item Number 28 on your agenda for April 11, 2023.

Points of CONCERN:

Comments:

1. This request for 60 stories is INTRUSIVE in our Historic Westside
2. Consider the cost to build such a hotel/complex; think about the rent/mortgage per month. The everyday resident won't be able to PAY that.
3. Building such a structure will DRIVE PROPERTY TAXES UP, thereby driving ALL property owners taxes up and will drive us OUT! (NONE OF US will be able to afford to stay) leaving RESULTS THAT IS GENTRIFICATION!!!!
4. It could cause the CHURCHES TO CLOSE
 - A. Victory Baptist Church
 - B. Second Baptist Church
 - C. Pentecostal Temple
 - D. Other churches within 350 -500 feet
5. THAT SIZE BUILDING is NOT CONDUCIVE to the residential homes,

28 a-h
Pg 1 of 2

- businesses, potential businesses, and Historically Registered landmarks, and The Walker African American Museum, (NEVADA'S FIRST MUSEUM of Black and African American History surrounding that location.
6. A "massage parlor" business is not something the average resident might desire or can afford. Unsavory patrons will probably be an issue as well.
 7. Assaults will probably arise in the area.
 8. Congestion of people, cars and parking will be an issue
 9. Resident's children, grandchildren and seniors won't feel safe to walk in the immediate area
 10. We already loss Mother Barlow, former Councilman Ricki Barlow's mother at the corner, CAN YOU IMAGINE the increase in Traffic with such an increase in apartments and people.
 11. This will be OVERWHELMING for our Historic Westside and it's UNREASONABLE
 12. I DON'T BELIEVE ANYONE is against DEVELOPMENT OR REDEVELOPMENT, BUT NOT AT THE EXPENSE OF OUR homes, businesses, churches, and our historical sites and the preservation of the aforementioned.
 13. SCALE IT DOWN, offer amenities desirable to the longtime residents and ADD TO the Historical VALUE OF THE NEIGHBORHOOD

PLEASE DO NOT ALLOW THIS PROJECT !

Phone: (702) 752-6043

Email: thewalkeraamuseum@yahoo.com

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

Emily Wetzstein

From: Nora Lares
Sent: Monday, April 10, 2023 11:51 AM
To: Emily Wetzstein
Subject: FW: The Harlem Nights proposal Agends item #28

FYI

From: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>
Sent: Monday, April 10, 2023 10:36 AM
To: Kathi Thomas-Gibson <kgibson@LasVegasNevada.GOV>
Cc: Harry Williams <hwilliams@LasVegasNevada.GOV>; Nora Lares <nlares@LasVegasNevada.GOV>; City Clerk, Deputies <CityClerk_Deputies@LasVegasNevada.GOV>
Subject: RE: The Harlem Nights proposal Agends item #28

April 11th looks to be a Planning Commission meeting so I am sending this over to Nora and the Planning Department.

Thanks Kathi!

Lu

From: Kathi Thomas-Gibson <kgibson@LasVegasNevada.GOV>
Sent: Monday, April 10, 2023 9:11 AM
To: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>
Cc: Harry Williams <hwilliams@LasVegasNevada.GOV>
Subject: FW: The Harlem Nights proposal Agends item #28

Here is an objection to the Harlem nights proposal. The constituent asks that it be made part of the record.

From: Gwen Walker <thewalkeraamuseum@yahoo.com>
Sent: Monday, April 10, 2023 8:38 AM
To: Kathi Thomas-Gibson <kgibson@LasVegasNevada.GOV>
Subject: The Harlem Nights proposal Agends item #28

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Dear Ms. Gibson,

Can and will you forward this letter of concern and OBJECTION of the current proposal of Harmen Knights/Town Tavern to the Planning Board to be recorded for the official record because I can't find a correct email for the April 11th meeting for the planning board. Also, we did not receive a card in the mail.

Dear Sir,

28a-h
Pg 1 of 2

I would to express my concerns and OBJECTION to the proposed plans for the Town Tavern/ Toyko Casino at 600 Jackson Street ,Item Number 28 on your agenda for April 11, 2023.

Points of CONCERN:

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13. SCALE IT DOWN, offer amenities desirable to the longtime residents and ADD TO the Historical VALUE OF THE NEIGHBORHOOD

PLEASE DO NOT ALLOW THIS PROJECT !

Gwen Walker
Founder & President
The Walker African-American Museum Research
705 W. Van Buren Ave
Las Vegas, Nevada 89106

Mailing address:
2105 Travis Street
North Las Vegas, Nevada 89030

Thank you

Sent from Yahoo Mail on Android

Dg2of2

Trish Geran

Bus: 702-379-8966

Email: tlgiran@aol.com

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APR 10 2023

City of Las Vegas
Department of Planning

April 10, 2023

Alex Strawser, AICP, LEED Green Associate
Senior Planner
Department of Community Development |
Planning Division | Comprehensive Planning Section
495 South Main Street (3rd Floor)
Las Vegas, Nevada 89101

Re: Harlem Nights LLC, Item #23-0052, 04/11 Planning Commissioners Agenda

Dear Mr. Strawser,

As a native and long-time resident of the *Historic Westside* community as well as an activist for many who continue to live there, we feel that the announcement of the Harlem Nights LLC project aka Ultra New Town Tavern has been the best news since 1955, the year the doors of this once thriving Casino were opened. Since its closing in 2010, this boarded up building displayed the results of an ignored and neglected community that seemed to always find itself surrounded by large funded projects without the intentions of an invite.

Jackson Street was once deemed the *Soul of Las Vegas*, and the closing of its last casino dismantled the blueprint of promise which was quickly replaced with despair with no room for emotional debate. The vision of the Harlem Nights LLC has brought a sense of hope, and the potential for growth and development to the stakeholders, churches, and residents in the community who want nothing more than to regain composure and confidence. And this project will definitely generate the foot traffic that is crucial to make these results happen.

For the past 25 plus years, we came close to a few projects (one was a casino) that would have revived the community, but were suspiciously halted by political ploy and/or community *leaders* who were only involved for their personal and financial gain. They complain to be compensated and have yet to this day they have yet to bring any progress whatsoever to the community, a community that has been held hostage because of greed and the lack of understanding economic development for the sake of survival.

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pg 1 of 2

Page Two
Harlem Nights LLC
Item #23-0052

During my days as the Chairwoman of the *F Street Coalition*, in between weekly meetings and peaceful protest demonstrations to reopen F and D Street (2008-2012), the residents attended three design charrette workshops where their ideas were expressed and officially recorded in the City of Las Vegas 100 Year Plan. At this time, the Coalition and the owner of the Harlem Nights LLC project, Mr. Meiri, shared the same legal representation. After I informed him about the demise of the Town Tavern and what a travesty it would be, he immediately stepped in and gained interest, which was followed by tours within the community on different times and days to get a feel of a casino's potential. He was convinced of the enormous economic possibilities, and has managed to maintain that same level of enthusiasm and passion for the Harlem Nights project today.

The Harlem Nights LLC project supports the resident's desire for mixed-use development, a walkable community, and a healthier environment. The project proposes to hire residents, and they will have the option to live in one of the units located in the 60 floor residential tower. In other words, they can work and live in the environment; it will be their *home away from home*.

I have no doubt that the Harlem Nights LLC project's overall vision will be the primary driver that will attract other developers who will discover that the majority of the residents, stakeholders, and surrounding churches are and have been ready for progress and development for quite a long time.

Mr. Strawser, this community needs you and the Planning Commissioners to understand the high price we have paid in this community, but we don't want to look back-only forward. On behalf of those who are in support of this project, and the hundreds of pioneers who are no longer with us, we would like to center our time and efforts on building a community rather than on the division of people.



Trish Geran
Former F Street Chairwoman
Author/Activist

cc: City of Las Vegas Planning Commissioners: (7)
Jeff Rogan-Chair, Sam Cherry-Vice Chair, Trinity Haven Schlottman,
Anthony Williams, Donald Walsh, Serena Kasama, Jennifer Taylor
Honorable Mayor Carolyn Goodman
Councilman Cedric Crear (2)
US Congressman Steven Horsford
Commissioner William McCurdy Jr.
Assemblywoman Shondra Armstrong
Shlomi Meiri - Harlem Nights LLC (8)
Ward 5 Residents & Stakeholders (73)
Shepard's Breakfast Members - Local Pastors (14)

Pg 2 of 2