

Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

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APR 9 2013

**City of Las Vegas
Dept. of Planning**

April 9, 2013

Flynn Fagg, AICP
Planning Director
Planning & Development
City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: 2620 Regatta /SUP-48184, SDR-48185
Agenda Items 24 & 25

Dear Mr. Fagg:

Please accept this letter as our request to hold this item for one month. It has come to our attention that the Planning Commissioner representing this area will not be at the meeting and we would like him to be present for the hearing.

In addition, apparently some misinformation has been passed to some of the residents and this would give us an opportunity to meet with them and clarify our request. Thank you for your consideration in this matter; please do not hesitate to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

Cc:

Mayor Pro Tem Anthony Stavros
Anthony Ruggiero
Yorgo Kagafas, AICP

4/9/2013 #24-25

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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



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☐

I SUPPORT
this Request

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I OPPOSE
this Request

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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

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APR 03 2013

City of Las Vegas
Department of Planning

Case: SUP-48184
13816811007
LICHSTEIN LEONARD A TRUST
LICHSTEIN LEONARD A TRS
7908 ABALONE COVE DR
LAS VEGAS NV 89128-6835 89128-6835

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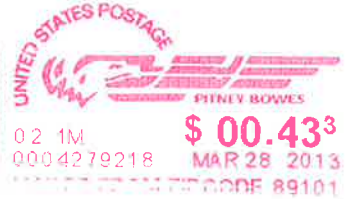
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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

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City of Las Vegas
Department of Planning

13816312006
GRANT ROGER
1955 VILLAGE CENTER
LAS VEGAS NV 89134-6237 89134-6237

Case: SUP-48184

6 6RDFNMP 89134



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City of Las Vegas
Department of Planning

13816615025
BALLEW FAMILY TRUST
BALLEW RAYMON V & DONNA F TRS
2800 LAKECREST DR
LAS VEGAS NV 89128-6920 89128-6920

Case: SUP-48184

1 1 6RDFNMP 89128



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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

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City of Las Vegas
Department of Planning

13816413057
LARSON ROBERT D JR & HELEN R
8201 OCEANMIST CT
LAS VEGAS NV 89128-7406 89128-7406

Case: SUP-48184

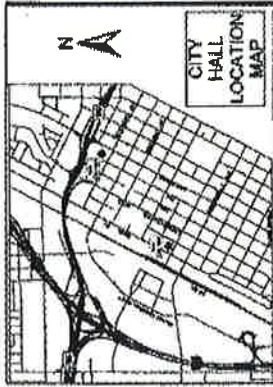
1 1 6RDFNMP 89128



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SUP-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013



This opens the door to too much traffic in the area. Also, where will these patrons park? Keep our community intact. Once you make an exception, then more will follow.

13816615051
CONDUCTOR ROBERT & CAROLE LIV TR
CONDUCTOR ROBERT S & CAROLE TRS
8004 HARBOR OAKS CIR
LAS VEGAS NV 89128-6925

Church/Temple should, must be protected as defined today

R. S. Conductor

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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

1 1 BROFNP 89128



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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

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City of Las Vegas
Department of Planning

Case: SUP-48184
13816811015
CARTWRIGHT FAMILY TRUST
CARTWRIGHT JOHN V & MARGARET
2513 SEASCAPE DR
LAS VEGAS NV 89128-6817 89128-6817

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City of Las Vegas
Department of Planning

Case: SUP-48184
13816817056
PANORAMIC CLIFF L L C
1955 VILLAGE CENTER CIR
LAS VEGAS NV 89134-6237 89134-6237

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SUP-48184 & SDR-48185

1.1 BORDFNP 99.1.20

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SUP-48184 & SDR-48185

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City of Las Vegas

BIBLIOGRAPHY



→ There is way to much traffic in the Lakeside Center already. An addition of a large establishment of this nature will bring even more traffic, especially at

13816710016
HARRINGTON DAVID B & HEIDI L
8108 MOONSTONE CIR
LAS VEGAS NV 89128-7733 89128-7733

right. My wife and I
definitely oppose this petition.
We have lived in Desert Shores for more
than 20 years. *David H. Hester*

13816713013
LARSON BRENT T & TRACY TAYLOR
5777 S 3550 W
ROY UT 84067-8131 84067-8131

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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

*These restaurants already
that are very noisy late
at night. They plan
construction, maintenance
activities (carpet
cleaning, grease
trap cleaning,
delivery of supplies
in middle of night.
Always walking
surrounding residents up. Also, late
night parties and revelers wake us
up in parking lot. Multiple
calls made to Metro over
the years for exceptional
noise in the
middle of the
night. Another restaurant
would just add to this problem.
Please give the homeowners around
this development a break and vote this down. One additional
comment: parking won't support another restaurant -*

Respectfully - *Tanice Samoun, 2548 Monarch Bay Dr. 702-896-1494*

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2 T CLASS



G&G SYSTEMS

MAR 29 2013

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13816412020
P R A MONARCH BAY L L C
4340 W HACIENDA
LAS VEGAS NV 89118-2900 89118-2900

Case: SUP-48184

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Application Information

SUP-48184 - SPECIAL USE PERMIT - PUBLIC HEARING -

APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC -

For possible action on a request for a Special Use Permit FOR A PROPOSED 10,086 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 2620 Regatta Drive, Suite #118 (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

SDR-48185 - SITE DEVELOPMENT PLAN REVIEW

RELATED TO SUP-48184 - PUBLIC HEARING -

APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC -

For possible action on a request for a Site Development Plan Review FOR A 2,607 SQUARE-FOOT ADDITION TO AN EXISTING SHOPPING CENTER on 4.36 acres at 2620 Regatta Drive (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

This is the wrong kind of establishment for a quiet family oriented residential neighborhood

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: April 09, 2013
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
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Case: SUP-48184
13816312027
PRIMITIVE TECHNOLOGIES LTD
%W & D MEYER
8116 TIARA COVE CIR
LAS VEGAS NV 89128-7720 89128-7720

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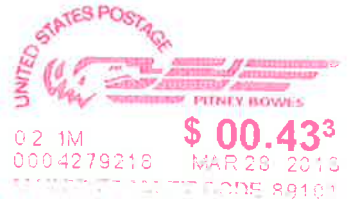
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*This proposed Supper Club
CANNOT meet parking
Requirements.
The parking lot is already
TOO CROWDED.*

13816314013 Case: SUP-48184
FAREIO J & G FAMILY REVOCABLE TR
FAREIO JOHN & GINGER TRS
2904 STERLING COVE DR
LAS VEGAS NV 89128-7749 89128-7749

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City of
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333
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Please
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Meeting of 4/9/2013

2 BRIDLE PATH 06516

11 SORTED
2 T CLASS



HAVING SERVED ON A PTZ
BOARD FOR 15 YRS - I KNOW
HOW IMPORTANT IT IS TO
PROVIDE BUTHERST. SETBACK
WITH THIS APPLICATION
I OPPOSE OPERATION
RESERVE INTEGRITY of
HOUSE OF WORSHIP

Case: SUP-48184
13816715024
DAVIS HOWARD & ELAINE
2 BRIDLE PATH LN
WEST HAVEN CT 06516-6605 65166-6605

Howard
Davis

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EXPEDITED
FIRST CLASS



We strongly oppose on the grounds
that such extensive commercial
development in our community
(residential) would result in
considerable vehicular + pedestrian
congestion, increased accident
and crime risks to our homes
and persons and on the

13816413053

Case: SUP-48184

PHOTIAS GEORGE N & FRANCES J

8217 OCEAN MIST CT

LAS VEGAS NV 89128-7406 89128-7406

grounds that the existing
small strip mall already
has 3 restaurants and a
considerable number of businesses

#2425P

(No Parking Availability)
11 BRDFNMP 89128

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MAR 28 2013
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ZIP CODE 89101

Oppose!

- ① Increased congestion in all strip mall in residential area
- ② Increased incidence of crime and potential accidents
- ③ Unavailability for

parking even now because of existing restaurants, businesses and large Jewish temple. #24-25

13816413048
PHOTIAS GEORGE N & FRANCES J
8216 OCEAN MIST CT
LAS VEGAS NV 89128-7405 89128-7405

Case: SUP-48184

11 BRDFNPF 89128



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13816713132
SOBHANI HESAM
P O BOX 722561
SAN DIEGO CA 92172-2561 92172-2561

Case: SUP-48184

55 6707117 92172



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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013



Case: SUP-48184
13816711025
BLEVINS BEDFORD D & REN-NA L
2716 LAKECREST DR
LAS VEGAS NV 89128-6919 89128-6919

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2425
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City of Las Vegas
Dept. of Planning

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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

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Without voting ^{on} or really understanding this proposal, we support the Lakeside Center and consider it a valuable part of our community. Living across from it, we would ask that the Planning Commission be wary of two things!

13816811002
KRAMER KIP A
HOLTON SUSAN L
2549 SEASCAPE DR
LAS VEGAS NV 89128-6834 89128-6834

Case: SUP-48184

- ① Noise, especially after 11PM
- ② Parking, if more is required

#24-25 C
Thanks!