



City of Las Vegas

Agenda Item No.: 36.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: DIR-3835 - APPEAL OF DIRECTOR'S DECISION - APPLICANT/OWNER: RAY PISTOL -
Appeal of the Director's decision to deny a Temporary Commercial Permit per Title 19.18.100.D
THAT WOULD ALLOW A TEMPORARY OUTDOOR COMMERCIAL EVENT FOR A
PROMOTIONAL EVENT IN CONNECTION WITH THE BASEBALL SEASON on 1.79
acres at 1238 S Las Vegas Boulevard (APNs 162-03-112-012), C-2 (General Commercial) Zone,
Ward 3 (Reese). Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Photos
2. Planning and Development Department Denial Letter and Correction Letter for TCP-38255
3. Appeal Letter Submitted by Allen Lichtenstein, Attorney-At-Law
4. Submitted after Final Agenda Conditions, Staff Report and Site Plan

Motion made by KEEN ELLSWORTH to Withdraw the Appeal

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, VICKI QUINN, BYRON GOYNES, RICHARD TRUESDELL,
KEEN ELLSWORTH, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

NOTE: Chair Truesdell disclosed that he owns property within the notice area but is not
impacted by this application, so he voted on the item.

Minutes:

STEVE GEBEKE, Planning and Developed, paraphrased staffs report and ended by stating staff
denied the request, as the proposed event would be incompatible with existing development. In
addition, the event would be held in a parking area, which is inappropriate and can become a
hazardous situation for patrons.

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ALLEN LICHTENSTEIN, 3315 Russell Road, appeared with the applicant, RAY PISTOL, 631 Las Vegas Boulevard South, and showed photos of the subject area. They both took a moment to explain that the area is extremely depressed and the proposed event is more so a carnival. Because the area needs upgrades and consist of vacant buildings, he felt it was appropriate not to have compatibility at this point. The proposed event would be held for 30 days, and the closest business is the area where First Friday events are held.

MR. LICHTENSTEIN and MR. PISTOL discussed with the Commission the condition of the property and the surrounding area. Some of the Commissioners were uncomfortable and expressed concerns dealing with compatibility, safety, and what appears to be an adult themed carnival. They agreed that the request was incompatible with the onsite model.

COMMISSIONER EVANS thought some of the enhancements discussed are of a temporary nature and believed the proposed use was not the issue; he wondered how they could be made more aesthetically pleasing. MR. PISTOL was amenable to any suggestions by the Commission that would enhance the site including landscaping and resurfacing the pool.

After further discussion dealing with staff's report and the site, MR. PISTOL accepted the suggestion to withdraw his appeal. DEPUTY CITY CLERK JAMES LEWIS explained to MR. PISTOL that the appeal would be withdrawn; the duty park has been removed and the bull is not an issue. The applicant will have to work with staff on a resolution for a better plan.

