



City of Las Vegas

Agenda Item No.: 32.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011**

DEPARTMENT: PLANNING
DIRECTOR: FLINN BACCH, Acting

☐ Consent ☒ Discussion

SUBJECT: SUP-4126 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: GOOD TIMES SMOKE & MEAT - OWNER: MENDHAM HOLDING CO. - Request for a Special Use Permit TO ADD A BEER/WINE/COOLER RETAIL ESTABLISHMENT TO AN EXISTING 1,250 SQUARE-FOOT CONVENIENCE STORE at 124 South Sixth Street, Suite 170 (APN 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Parlow). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

Motion made by RICHARD TRUESDELL to Deny

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

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

Minutes:

CHAIR EVANS declared the Public Hearing open.

DOUG RANKIN, Planning, stated that staff recommended denial because the proposed use is not compatible with the surrounding land uses.

GEMIE KNISELY, RA, GK3 Architecture, representing IZZAT SHAKIR, who operates the business along with his wife, explained that MR. SHAKIR is seeking to join Suites 170 and 180 and offer beer/wine/cooler of sales and sandwiches, in response to the local demands for convenience goods. There is a convenience store nearby on Fremont Street, but it caters more to tourists. This expansion will create jobs.

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TODD FARLOW, Las Vegas resident, felt the appearance and the use are not compatible with the area.

CHRISTINE JONES, 218 South 6th Street, stated that MR. SHAKIR is a good man that has done a lot for the neighborhood and its residents. JASON YOUNG, 124 South 6th Street, said that MR. SHAKIR is a good businessman.

COMMISSIONER QUINN verified that MR. SHAKIR is not selling drug paraphernalia.

CHAIR EVANS commented that he has seen a lot of mischief at the store, and that MR. SHAKIR carries drug paraphernalia. The people in and out of the store appear to be undesirable, and adding beer and wine will only worsen matters. He has even witnessed fights in front of the store. MR. SHAKIR said he cannot control what happens on the streets. It took time, but he finally saved the money to make improvements. MS. KNISLEY commented that offering convenience items to the attached hotel is an asset.

After hearing CHAIR EVANS' concerns, COMMISSIONER QUINN could no longer support the application.

COMMISSIONER TRESEDELL suggested MR. SHAKIR expand his property and clean it up before asking for beer and wine sales.

CHAIR EVANS declared the hearing closed.

