



City of Las Vegas

Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF: MAY 7, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO

☐ Consent ☒ Discussion

SUBJECT: SUP-52718 ABEYANCE ITEM SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICATION: 611 FREMONT STREET OWNER: ENCRYPTIC, LLC - For possible action on a
request for a special Use Permit FOR A PROPOSED 6,448 SQUARE-FOOT RETAIL
ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR WITHIN A PROPOSED
MARKET at 611 Fremont Street (APN 139-34-611-009), C-2 (General Commercial) Zone, Ward
3 (Coffin) [PRJ-52658] The Planning Commission (6-0-1 vote) and Staff recommend
APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

39

City Council Meeting

1

City Council Meeting

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RECOMMENDATION:

The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-52718 and SUP-52720 [PRJ-52658]
2. Special Map
3. Conditions and Staff Report - SUP-52718 and SUP-52720 [PRJ-52658]
4. Supporting Documentation - SUP-52718 and SUP-52720 [PRJ-52658]
5. Photos - SUP-52718 and SUP-52720 [PRJ-52658]
6. Justification Letter - SUP-52718 and SUP-52720 [PRJ-52658]
7. Support Letter and E Comments Received in Support
8. Protest/Support Postcards for SUP-52718 and SUP-52720
9. Submitted at Meeting Protest Letter by Sam Zeer SUP-52718 and SUP-52720
10. Backup Referenced from the March 11, 2014 Planning Commission Meeting

Motion made by BOB COFFIN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

BOB COFFIN, RICKI Y. BARLOW, LOIS TARKANIAN, STAVROS S. ANTHONY,
STEVEN D. ROSS, BOB BEERS; (Against-None); (Abstain-None); (Did Not Vote-CAROLYN
G. GOODMAN); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 53 and 54.

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TODD KESSLER appeared on behalf of the applicant and recognized that some of the needs of downtown residents are not being met. This proposed grocery store will sell all packaged meats and offer a hot buffet and salad bar while operating as a super market. The business is needed in order to grow the residential component in downtown Las Vegas. Liquor will be sold and situated in a locked cabinet behind the counter.

FLINN FAGG, Planning Director, noted both staff and the Planning Commission's support of this request.

COUNCILMAN ROSS confirmed with MR. KESSLER that the market will offer fresh organic produce and serve the needs of the community. The elevations shown on the overhead are very close to what will be developed.

MR. KESSLER confirmed for MAYOR GOODMAN that the building fronts the back of the El Cortez Hotel/Casino.

SAM ZIER, owner of 518 Fremont Street, read and submitted a protest letter into the record regarding his concern with Zappos, which he believes is on the City's eminent domain power to displace business owners.

DON WALFORD, area resident, expressed concern about the square footage for packaged liquor and requested that no single containers be allowed to be sold. MR. FAGG indicated no more than 10 percent of the square footage can be for liquor and there is a restriction on the sale of single liquor containers.

COUNCILMAN BARLOW asked MR. FAGG how many package liquor licenses exist east of Fremont Street, but MR. FAGG could not provide the information without viewing the map. He offered to get back with COUNCILMAN BARLOW later.

MAYOR PRO TEM ANTHONY declared the Public Hearing closed for Items 53 and 54.