



## Historic Preservation Commission Minutes

### 1. Call to Order and Roll Call

Minutes:

CHAIR STOLDAL called the meeting to order at 12:00 p.m. and called for the roll.

PRESENT: CHAIR STOLDAL and COMMISSIONERS LARIME, LeVINE (excused until 12:03), BECK (via teleconference), SERFAS, COSGROVE, PALENCAR, PALACIOS, LONG, GILLESPIE (ex-officio member and Nevada State Museum Designee) and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONERS HOTCHKISS and MOODY

ALSO PRESENT: SETH FLOYD, Community Development Director; MICHAEL HOWE, Planning Section Manager; PHILIP BYRNES, Deputy City Attorney; and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

### 2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; The City of Las Vegas website – [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov); and The Nevada Public Notice Website – [notice.nv.gov](http://notice.nv.gov).

### 3. Public Comment: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

### 4. Chair's announcement relative to the Historic Preservation Commission

Minutes:

CHAIR STOLDAL had no announcements to make.

### 5. For possible action to approve the Final Minutes by reference of the Regular Meeting of May 25, 2022

Minutes:

CHAIR STOLDAL called for a motion.

Motion made by Sondra Cosgrove to Approve

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 3

For-Robert Stoldal, Colleen M. Beck, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Rhonda Long, Craig Palacios; Did Not Vote-Diane Siebrandt, Nevada State Museum Designee; Excused-Jack LeVine, Donald Hotchkiss, Todd Moody;

6. **22-0326-HPC1** - Report regarding the status of the Huntridge Theatre, located at 1208 East Charleston Boulevard - Ward 3 (Diaz)

Minutes:

This matter was trailed until after Item 14, pending arrival of a representative of the Huntridge Theatre. However, that did not transpire, and the item was held in abeyance.

See Items 14 and 15 for related discussion.

Motion made by Jack LeVine to Hold in Abeyance to 7/27/2022

NOTE: Commissioner Palacios abstained from voting due to the nature of his relationship with J Dapper and his company.

Passed For: 8; Against: 0; Abstain: 1; Did Not Vote: 2; Excused: 2

For-Robert Stoldal, Jack LeVine, Colleen M. Beck, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Rhonda Long; Abstain-Craig Palacios; Did Not Vote-Diane Siebrandt, Nevada State Museum Designee; Excused-Donald Hotchkiss, Todd Moody;

7. **22-0327-HPC1** - Discussion for possible action regarding approval of a Certificate of Appropriateness application for the installation of a sunken hot tub and an outdoor shower with surrounding privacy screening, as well as a conversion of the garage into a casita, and approval of the design of an existing wooden fence on property located at 700 Park Paseo - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT explained that at a previous meeting, the Commission considered a similar application, which was denied. The applicant represented they were willing to comply with all but one of the requirements regarding the unacceptable height of the fence. Subsequently, the applicant submitted a revised application with a redesign of the fence. However, staff is recommending approval only if the applicant agrees to comply with the five-foot height requirement for the fence, as well as the other recommendations. CHAIR STOLDAL referenced four recommendations, with the fourth covering the fence height requirement, and he verified with COMMISSIONER SIEBRANDT that she was recommending approval subject to adherence with all four recommendations.

Owner VANESSA TURLEY was present alongside LARRY SANCHEZ, Project Engineer Consultant, who said that he would prepare the plans.

MS. TURLEY said that when the initial application was considered, she discussed some of the improvements made to her home and the perimeter of her property. Pursuant to the Commissioners' recommendations, she opened up three areas to allow visibility of at least 50 percent of the front of the home, which is fully visible through the slats in the fence. Referencing a diagram in the backup, she pointed to the two areas where the fence height was retained for privacy and security, noting that the remaining areas of the perimeter fence are five feet.

COMMISSIONER PALENCAR emphasized that she is more interested in applying the requirements fairly and underscored the importance of updating the existing guidelines for historic neighborhoods, because the current guidelines do not prohibit or penalize homeowners for some of the changes made without first obtaining a proper permit. She felt that without being clear on the requirements, it is unfair to condemn homeowners who are trying to do a good job. CHAIR STOLDAL mentioned that the recommendation is to approve with the four recommended conditions.

COMMISSIONER COSGROVE asked if the seven-foot-high areas of the fence are the gates, and MS. TURLEY replied that they are the rolling gates to the entrance, and they help provide security to the driveway. The gates were custom-made for the property, and she would have to remove them if the application is denied.

COMMISSIONER BECK was still concerned about the owners leaving the seven-foot height because they were already aware of the issue, and she has a problem with the inadequate visibility of the house. MS. TURLEY showed a photo of the current gate and opined that there is clear visibility.

COMMISSIONER PALACIOS said the fence is nicer than what he saw on Google Maps, but he was still concerned with the different types of materials used. He discussed with MR. SANCHEZ that the Planning Commission had not considered the application because the first step is to go through the Historic Preservation Commission (HPC). The Commissioner added that in his career, he deals with planning matters, and it is very aggravating to him when materials used are not consistent. Additionally, he is frustrated with these types of applications coming to the Commission without obtaining a building permit first. CHAIR STOLDAL verified with MS. TURLEY that she did not have a building permit for the changes. Moreover, COMMISSIONER PALACIOS said that as a Commissioner, he has a responsibility to ensure consistency with the historical architecture of the house, but the fence is inconsistent with that. MS. TURLEY explained that when they bought the property, there were two types of fencing materials, wrought iron and brick. The only changes they made is to the gate, and they painted the house. They also planted some greenery, and the Commissioner insisted that the fence does not match.

COMMISSIONER BECK commented that the picture with the garage conversion looks like the concrete block is part of the garage. MS. TURLEY stated she had agreed to provide screening for the outdoor shower. MR. SANCHEZ added that the materials would be consistent; however, they could not finish until they can move forward with pulling the building permit.

With the conditions for the fence requiring five feet in height and matching materials to the home, COMMISSIONER LARIME asked what would be enforced should the applicant accept. COMMISSIONER SIEBRANDT replied that the conditions would have to be met. COMMISSIONER LARIME said that the issue is incompatibility of the wood against the brick and metal wrought iron. COMMISSIONER SIEBRANDT stressed that staff would like consistency in the materials, and the fence height reduced to five feet, and COMMISSIONER LARIME concurred with that condition, but she was hesitant to approve anything without seeing a conceptual rendering first.

COMMISSIONER PALENCAR reiterated her concern with unfairness, and asked where in the guidelines is fence height and types addressed, noting that other residents in the neighborhood have fences taller than six feet that are still in place. DEPUTY CITY ATTORNEY PHILIP BYRNES replied that Title 19 covers it, and the HPC's task is to determine if the changes comply with the historic character of the neighborhood. MICHAEL HOWE, Planning Section Manager, interjected that this is similar to an aesthetic review. The height of the fence can be different, as long as the height and materials are in keeping with the historic character of the neighborhood.

CHAIR STOLDAL pointed out that another issue is that the TURLEYS did not follow the existing procedure of pulling permits before making changes. MS. TURLEY explained that they started the renovations because they were of the belief that the side yard was the front of the property and because during the COVID-19 pandemic, they were having issues with security. The Chair suggested that perhaps the HPC should make it a policy to forego consideration of Certificate of Appropriateness applications unless a permit has been obtained. MS. TURLEY commented that she met with COMMISSIONER SIEBRANDT and discussed that every corner lot in the neighborhood has a wooden fence. The Chair said that does not mean they are in compliance.

COMMISSIONER LARIME did not have a problem with incorporating a wooden fence, and she appreciated the revisions made to provide better visibility. However, she still had a problem with the height, which has become a character defining feature and focus of the home. Further, the wood and wrought iron are not compatible, and she would like to see a different design. COMMISSIONER LeVINE agreed and added that the wood slats are incompatible, and the fence height is still a problem. He expressed his preference for a wrought iron gate to match the rest of the fence, and said that he could not support the changes as presented.

COMMISSIONER PALENCAR said the fence takes away from the street view, but commented that the area is saturated with drug addicts and homeless individuals, from whom the TURLEYS are trying to protect their home. She reiterated that the existing guidelines should be updated first, so the TURLEYS should be allowed to go forward with their project.

MR. SANCHEZ stated that as the consultant for the project, he realized there were security issues in the neighborhood, and he felt that property owners have a right to protect themselves despite the guidelines. Yes, they went higher on the fence and with different materials, but they also provided visibility to the house. He explained that the building permit was not obtained prior to start of work because the TURLEYS were in the process of making changes to beautify their property. He showed photos, which were not submitted, of numerous homes in the vicinity with fences of different types of woods. They thought that because the fences were in place, the owners had obtained proper permits, which led the TURLEYS to believe they were being consistent. He added that they would like to screen the outdoor shower and spa from the street view. CHAIR STOLDAL said the applicants are asking for a stamp of approval on the work they did without pulling a permit, which he regarded as putting the cart before the horse. He added that the applicants' points were made regarding security and similar fences; however, the HPC's task was to consider the subject application.

As a licensed engineer, MR. SANCHEZ vouched that the fence is structurally sound, and they are willing to do what is necessary to comply, noting that this is the first step in the process. CHAIR STOLDAL verified with MR. SANCHEZ, who mentioned he had been before the Planning Commission, that he actually meant that he had a pre-application meeting with the Planning Department, who advised him that he needed to appear before the HPC first. COMMISSIONER SIEBRANDT explained the process. When a building permit application is submitted for property within a historic district, it cannot move forward until it is approved administratively by her, as the Historic Preservation Officer, or approved by the HPC. If it is denied, the applicant can file an appeal of the decision to the City Council for consideration. The Chair confirmed that a denial decision could be appealed to the City Council.

See Items 9 and 14 for related discussion.

Motion made by Michelle Larime to Deny

Passed For: 6; Against: 3; Abstain: 0; Did Not Vote: 2; Excused: 2

For-Robert Stoldal, Jack LeVine, Colleen M. Beck, Richard Serfas, Michelle Larime, Craig Palacios; Against-Sondra Cosgrove, Mia Palencar, Rhonda Long; Did Not Vote-Diane Siebrandt, Nevada State Museum Designee; Excused-Donald Hotchkiss, Todd Moody;

8. **22-0328-HPC1** - Discussion for possible action regarding approval of Historic Preservation Commission funding in the amount of \$648 for the production of a cast bronze plaque for the historically listed Mesquitewood property, located at 418 W. Mesquite Avenue - Ward 5 (Crear)

Minutes:

Using a PowerPoint presentation, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT showed a depiction of a sample plaque, along with the sample language for the inscription. She commented that the plaque project is part of an initiative to place plaques on historic properties. The next step includes ordering the plaque for the Mesquitewood property, similarly to the plaque for the Helen Toland residence. There was a slight price increase, but once received within approximately five weeks, she will schedule a ceremony for the installation. As a minimalist, CHAIR STOLDAL suggested removing the word "on" before the date.

Motion made by Richard Serfas to Approve

NOTE: Commissioner Palacios abstained from voting because he was the architect for the property.

Passed For: 8; Against: 0; Abstain: 1; Did Not Vote: 2; Excused: 2

For-Robert Stoldal, Jack LeVine, Colleen M. Beck, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Rhonda Long; Abstain-Craig Palacios; Did Not Vote-Diane Siebrandt, Nevada State Museum Designee; Excused-Donald Hotchkiss, Todd Moody;

9. **22-0329-HPC1** - Report by the Department of Planning regarding open Code Enforcement violations in the following neighborhood districts listed on the Las Vegas Historic Property Register: John S. Park Historic District, roughly bounded by Charleston Boulevard, Las Vegas Boulevard, Franklin Avenue and S. 9th Street; and Beverly Green Historic District, roughly bounded by E. Oakey Boulevard, E. Saint Louis Boulevard, S. 6th Street and the western border of Rexford Drive - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT used a PowerPoint presentation, a copy of which was submitted for the record, to report on this matter. Staff was able to extract information to show the properties that have outstanding violation citations issued by Code Enforcement officers, and 700 Park Paseo is the only property currently within the John S. Park Historic District. She pointed out that just because there may be some properties not in violation of historic guidelines, it does not mean they are not in violation of the code as far as Code Enforcement is concerned. She indicated she would try to report on this monthly so the Commissioners can be aware of the outstanding properties and try to bring them in for a Certificate of Appropriateness.

Additionally, the Beverly Green Neighborhood property at 1819 Beverly Way has an open case for a Code Enforcement violation. COMMISSIONER SIEBRANDT and Code Enforcement staff made contact with the owner to submit an application for a Certificate of Appropriateness, but the owner has not followed through.

COMMISSIONER LeVINE asked if the City could issue a cease and desist order for non-compliance, to which SETH FLOYD, Community Development Director, replied that it would depend on when Code Enforcement became aware of the issue. For example, for the property at 700 Park Paseo, modifications were made before Code Enforcement was notified. Therefore, it is better to go through the process first to obtain a building permit. The Commissioner indicated that there has been no response regarding the Beverly Green property. MR. FLOYD said that the owners sometimes do not respond, but the risk is on the owners if they do not follow the process.

CHAIR STOLDAL asked if the only complaints on file are for the property in the John S. Park District, and COMMISSIONER SIEBRANDT replied in the affirmative, adding that the information was pulled from the Code Enforcement file. She advised that complaints are not input until an officer responds and issues a notice. MR. FLOYD added that a complaint is not shown in the current GIS (geographical information system) software until an officer responds and creates the case. Fortunately, his staff is looking at new software that will allow reported issues via an app or computer to be input directly into the system to reflect the data available on a map quicker. CHAIR STOLDAL said that will be very helpful to avoid some of the issues. MR. FLOYD said he plans to schedule a presentation to the Commission as soon as possible to explain how it works.

COMMISSIONER PALENCAR said that the door hangers were delivered, and COMMISSIONER SIEBRANDT confirmed this, adding that they were not hung on properties that had a notice asking not to hang flyers on their property.

10. **22-0330-HPC1** - Discussion for possible action regarding approval of Historic Preservation Commission funding in the amount of \$195 for a six-month membership to Historic Aerials, a database that provides access to historic aerial images, and the option to renew the membership every six months

Minutes:

COMMISSIONER SIEBRANDT reviewed a PowerPoint presentation, a copy of which was submitted for the record, and went over the pricing and benefits of having a membership to Historic Aerials. With a \$195 subscription, background information and aerial views of properties going back several years can be accessed for properties being considered for listing on the national or local register of historic places. All the information available will help provide a visual aide to see the changes to properties throughout the years. She suggested a six-month trial membership.

COMMISSIONER LeVINE said similar information is on Google Earth, which is free, but he was not opposed to a trial period. COMMISSIONER SIEBRANDT said Google Earth does not go back as far as this software.

CHAIR STOLDAL pointed out that the software does not go back further than 1950, and he felt that if it is that great of a service, the City should pay for it. SETH FLOYD, Community Development Director, said that after the trial period, he would consider that.

COMMISSIONER PALENCAR asked for the guidelines for properties to qualify as historic. COMMISSIONER SIEBRANDT answered that it is 40 for years for the local register and 50 years for the national register. However, this software has nothing to do with eligibility.

Motion made by Jack LeVine to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 2

For-Robert Stoldal, Jack LeVine, Colleen M. Beck, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Rhonda Long, Craig Palacios; Did Not Vote-Diane Siebrandt, Nevada State Museum Designee; Excused-Donald Hotchkiss, Todd Moody;

11. **22-0331-HPC1** - Report by the Department of Planning regarding Director's updates

Minutes:

SETH FLOYD, Community Development Director, said discussions have come up repeatedly about how to alert homebuyers that live in a historic district, for which outreach was conducted and a neighborhood meeting was held. In preparation for that meeting, he found out from the GIS (Geographical Information System) Division that new home sales information could be pulled through the Clark County Assessor's Office using the GIS software, which he regarded as a step forward in this effort. He suggested pulling the data every two months for the two historic districts, even though it can be pulled more frequently. CHAIR STOLDAL and COMMISSIONER LeVINE were happy to hear that.

CHAIR STOLDAL said that while there are other historic neighborhoods not listed, such as Biltmore Bungalows and Huntridge, he asked if information could be pulled for those. MR. FLOYD said they would have to be careful. He added that he believes, from a discussion with a representative of the Neighborhood Preservation Foundation (NPF), that Biltmore Bungalows is the next historic neighborhood to add to list, especially given that one of the goals in the 2050 Master Plan is to add landmarks, properties, signs and neighborhoods to the local register. He recalled from a presentation by a former NPF Executive Director that the Biltmore residents were receptive to having their neighborhood listed. Until then, the current designated neighborhoods can be used on a trial basis. Perhaps later they can add eligible properties as a way of encouraging having them listed.

CHAIR STOLDAL said there are neighborhoods officially listed and those that are recognized, such as a neighborhood on Alta Drive with a rock at the entrance to a subdivision indicating that it is historic. MR. FLOYD said that neighborhood is part of a special improvement district for maintenance, but staff can certainly look at different neighborhoods, and the Survey Catalog will yield more properties to consider adding. The Chair regarded this as a great way to get the information out, and MR. FLOYD said it will help address the repeated concern of people claiming they were unaware they were living in a historic district and of the requirements. COMMISSIONER SERFAS agreed that it is a great idea that will help with outreach.

COMMISSIONER PALENCAR wondered if there is any advantage to having a property in a historic district, because she does not see that the owners are getting any additional services, not even street sweeping. She felt that something should be done for historic neighborhoods to help maintain them. MR. FLOYD said that one big advantage is having a required process, which provides certainty to residents that new construction will be fairly consistent and compatible. COMMISSIONER SIEBRANDT added that having to maintain the historic character of a neighborhood is a benefit in itself, and there are matching grants owners can apply for through the Historic Preservation Commission (HPC) to improve properties. MR. FLOYD pointed out there is significant data showing that travelers are moving toward heritage tourism, such as the NPF's History + Home tours, and there are economic benefits to having more properties on the historic register.

COMMISSIONER PALENCAR asked about the Heart Mansion and some of the activity she has seen there. MR. FLOYD replied that the property has new owners, but they had not submitted an application for a demolition permit.

COMMISSIONER PALENCAR liked the idea of using the new software; however, she felt that the City Councilmembers also need to be aware of the requirements so they can stay informed. CHAIR STOLDAL commented there may be some real opportunity in the next 12 months to promote historic preservation as the 21<sup>st</sup> anniversary of the creation of the Historic Preservation Commission nears. He thought that perhaps a presentation could be made at an upcoming City Council meeting, and MR. FLOYD indicated that his staff would be presenting the Survey Catalog at the City Council meeting of July 20, 2022. COMMISSIONER LeVINE asked if the Commissioners should attend, and MR. FLOYD said he would love to have the Commissioners at that meeting in support and encouraged the Chair to make some comments. He intends to speak about why the Survey Catalog was done and the plans for the future of historic preservation.

Additionally, COMMISSIONER LeVINE asked about more frequent street cleaning, noting that it is not being done in his neighborhood regularly. MR. FLOYD advised that street cleaning is handled by Public Works, and he will look into the schedule for that neighborhood.

12. **22-0332-HPC1** - Report by the Department of Planning regarding Project Update List

Minutes:

COMMISSIONER SIEBRANDT used a PowerPoint presentation, a copy of which was submitted for the record, to provide updates on various projects. She noted that most projects are in progress, including the Westside Survey, the Charleston Heights Survey and the Rafael Rivera Historic Context and Survey, for which a grant from the National Park Service was awarded and a Request for Proposal (RFP) will be issued. She is awaiting some price quotes, and she hopes to have everything in time to present the Design Guidelines project to the Commission at the July meeting. The Harrison House is under new ownership; therefore, the grant by the Commission for the Centennial, which was with the prior owners, will have to be terminated. She and CHAIR STOLDAL explained that the covenants carry with the transfer of ownership until 2040, so the new owners can apply for a new grant. COMMISSIONER SIEBRANDT mentioned that she has been in discussions with COMMISSIONER LeVINE about providing training for real estate agencies, which is a big project, but she believes it can be done. She should have more information from the Nevada Preservation Foundation (NPF) on their Biltmore Bungalows and Revolving Fund projects in the upcoming weeks. The National Alliance for Preservation Commissions Forum will be held July 13-17, 2022, which she, COMMISSIONERS LARIME and GILLESPIE and TERESA SMITH, Administrative Support Assistant, will be attending. They will report on it at a future meeting.

CHAIR STOLDAL verified with SETH FLOYD, Community Development Director, that the NPF should be able to meet the August deadline for the Biltmore Bungalows.

CHAIR STOLDAL felt the Commission is making great strides.

13. **22-0333-HPC1** - Report by the Department of Planning regarding historic and archaeological resources in local media

Minutes:

CHAIR STOLDAL asked if the City of Las Vegas maintains any indigenous artifacts or remains, which is becoming an issue across the country, and COMMISSIONER SIEBRANDT believed that it does not and advised that the City Clerk's Office maintains the archives.

14. **22-0334-HPC1 - Discussion regarding topics for future agenda items by the Historic Preservation Commission.** Comments made during this portion of the agenda by individual Commission Members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not any such proposed item(s) is/are within the purview of the Commission and/or whether such proposed item(s) shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken regarding the proposal.

Minutes:

CHAIR STOLDAL asked the Commissioners if they had any suggestions for future items.

COMMISSIONER PALENCAR asked if the Commission was going to receive a report on the Huntridge Theatre, which was scheduled for this meeting. CHAIR STOLDAL indicated that a quarterly report is required, and he was going to go back to that item at the end of the meeting to give the representative a chance to show up. In the absence of a representative, COMMISSIONER SIEBRANDT asked if the Chair was leaning toward holding Item 6 in abeyance. GABRIELA PORTILLO-BRENNER, Deputy City Clerk, asked that discussion of this item be finished before going back to Item 6.

COMMISSIONER LARIME requested an update on the demolition ordinance that was discussed a couple of months back. She would also like to revisit the possibility of enacting conservation districts, especially since they will be surveying areas that may qualify. She asked that the Commissioners receive notification if an appeal is filed on the denial of the Certificate of Appropriateness application (Item 7) to give them an opportunity to prepare comments for the hearing before the City Council.

COMMISSIONER PALENCAR reiterated that the Commission needs to work on updating the guidelines for historic districts, so that people know what is and is not enforceable. CHAIR STOLDAL agreed that updating the guidelines should be at the forefront.

15. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Commission. No subject may be acted upon by the Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

COMMISSIONER PALENCAR said it was an insult for no one to show up to make a report on the Huntridge Theatre, and thought they should take some sort of action. CHAIR STOLDAL commented that he was surprised that no one appeared, because he had a conversation with J DAPPER the previous week, and he is very serious about the Huntridge Theatre. He noted that he and COMMISSIONER SIEBRANDT would be touring the property the following day.

## 16. **Adjournment**

Minutes:

The meeting was adjourned at 1:31 p.m.

Respectfully submitted:

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Gabriela Portillo-Brenner, Deputy City Clerk

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Diane Siebrandt, Historic Preservation Officer

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS  
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)

City Hall, 495 South Main Street, 1st Floor