

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 7, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-24251 - PUBLIC HEARING APPLICANT: TRUCK CITY OWNER: BUFFALO WASHINGTON II, LLC - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND AUTO TITLE LOAN AND A WAIVER TO ALLOW A DISTANCE SEPARATION OF ZERO FEET FROM AN EXISTING PAWN, BUT TO USE WHERE 1,000 FEET IS THE MINIMUM SEPARATION REQUIRED at 7591 West Washington Avenue, Suites 140 and 150 (APN 188-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Unlimited Commercial) Zone, Yard 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest postcards
7. Submitted after final agenda Protest postcards
8. Backup referenced from the 10-11-07 Planning Commission Meeting Item 54

Motion made by LOIS TARKANIAN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-OSCAR B. GOODMAN)

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Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open.

ATTORNEY JAY BROWN, 520 South Fourth Street, appeared on behalf of the applicant and stated the financial institution is located in a non-residential area. There is another financial institution but it is different than Check City.

COUNCILWOMAN TARKANIAN explained that this item was before the Council last year and circumstances have changed. The existing financial institution at this location has closed and the special use permit has expired. The other financial institution is a pawn shop and operates differently. She feels this can be compatible with the neighborhood.

COUNCILWOMAN TARKANIAN clarified that the zero foot distance separation means the distance between another financial institutions in the same shopping center.

MAYOR PRO TEM REESE declared the Public Hearing closed.

