



City of Las Vegas

Agenda Item No.: 16.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 27, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
**BEYANCE - SUP-20417 - SPECIAL PERMIT - PUBLIC HEARING -
APPLICATION: CASHBACK HOMEPRID DURANGO STRUCTURES, LLC - Request for a
Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT WITH WAIVERS TO
ALLOW A DECREASED SEPARATION OF 105 FEET FROM A RESIDENTIAL USE WHERE
200 FEET IS REQUIRED AND TO ALLOW AN AUTO TITLE LOAN ESTABLISHMENT TO
BE 1,215 SQUARE FEET WHERE 1,500 SQUARE FEET IS REQUIRED at the northwest
corner of Durango Drive and Centennial Parkway (APN 125-20-801-002), T-C (Town Center)
Zone [SC-TC (Service Commercial - Town Center)] Zone, Ward 6 (Ross)**

IF APPROVED, C.C. 05/07/08

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="1"/>	Planning Commission Mtg.	<input type="text" value="1"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

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

Motion made by SAM DUNNAM to Deny

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL,
STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None);
(Excused-GLENN TROWBRIDGE)

Minutes:

CHAIR GOYNES declared the Public Hearing open.

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ANDY REED, Planning and Development Department, stated that there was no basis to support a waiver of the residential separation standard and recommended denial. He noted that the text of the hearing notice was incorrect, but the correct property was graphically depicted on the notice map and the item could be heard. He stated the text would be corrected if the item went forward to the City Council.

SCOTT SABRAW, 8610 South Eastern Avenue, appeared on behalf of the applicant and emphasized that the business would be strictly limited to auto title loans. He acknowledged that the business does not meet the distance separation requirement, but pointed out the location was over 375 feet from the nearest residential property. He explained that the applicant had not realized that the suite was approximately 250 square feet short of the required 1500 square feet, but stated the existing space exceeded the business's needs and was clearly not a kiosk. He pointed out that a neighborhood meeting had been held and that no one had attended.

MR. REED informed COMMISSIONER TRUESDELL that staff did not have the original site plan for the site with them and COMMISSIONER TRUESDELL questioned the placement of the subject building. MR. SABRAW noted that the building was currently under construction.

COMMISSIONER DANNAM concurred with COMMISSIONER TRUESDELL regarding the placement of the subject building and recollected that the board had previously denied a similar application across the street. He could not support this request as he had not supported that similar request across the street.

CHAIR GOYNES declared the public hearing closed.

