



City of Las Vegas

Agenda Item No.: 49.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 24, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
UP-2725 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT:
MONEY TREE, INC. - OWNER: MUMFORD PROPERTIES, INC. - Request for a Special Use Permit
FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER TO ALLOW
A ZERO-FOOT MINIMUM SEPARATION WHERE 200 FEET IS REQUIRED at 3060
East Bonanza Road (702-139-2540/54009), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 05/21/08
IF DENIED, P.C. FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
DENIAL

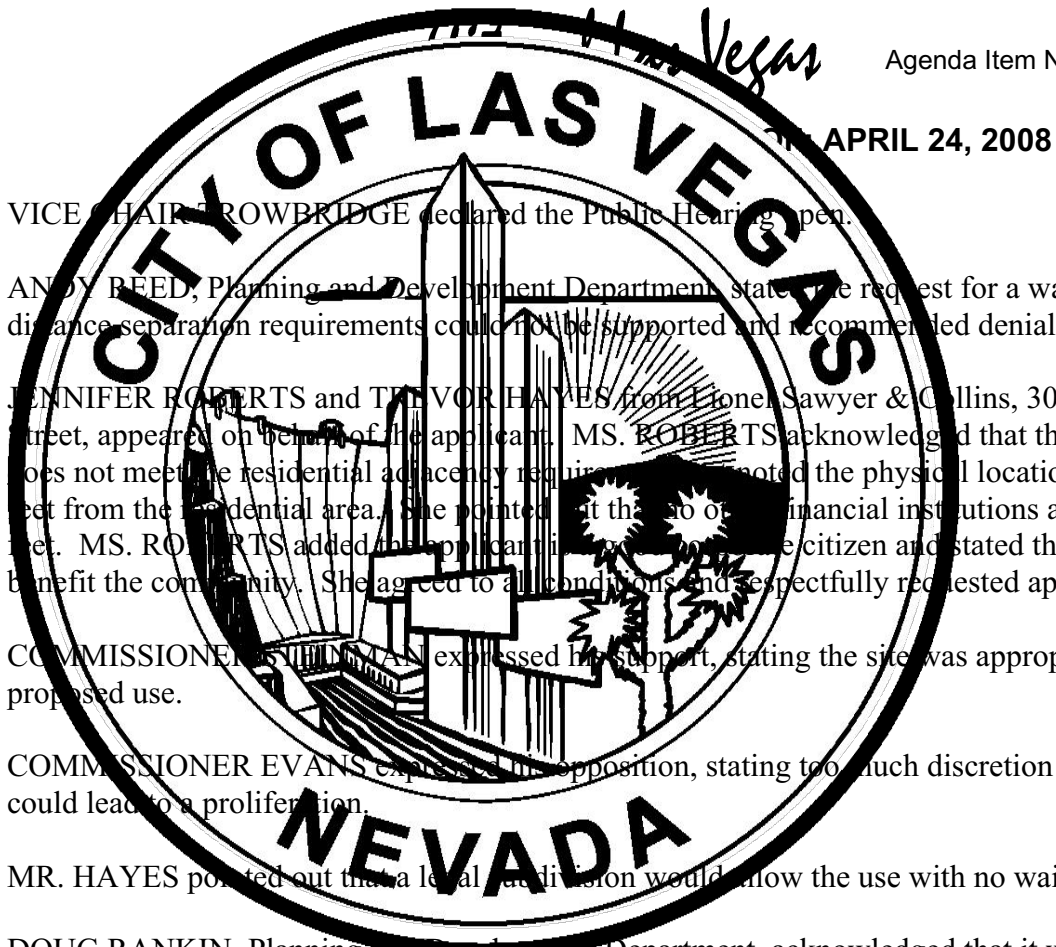
- BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
 2. Conditions and Staff Report
 3. Supporting Documentation
 4. Photos
 5. Justification Letters
 6. Submitted after Final Agenda Support Postcard

Motion made by DAVID STEINMAN to Approve subject to conditions

Passed For: 4; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 1
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, GLENN TROWBRIDGE;
(Against-STEVEN EVANS, VICKI QUINN); (Abstain-None); (Did Not Vote-None); (Excused-
BYRON GOYNES)

NOTE: An initial motion by STEINMAN to Approve subject to conditions failed with
DUNNAM, EVANS and QUINN voting NO. A subsequent motion by STEINMAN to Rescind
carried UNANIMOUSLY.

Minutes:



APRIL 24, 2008

VICE CHAIR TROWBRIDGE declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated the request for a waiver of distance separation requirements could not be supported and recommended denial.

JENNIFER ROBERTS and TREVOR HAYES from Lione, Sawyer & Collins, 300 South 4th Street, appeared on behalf of the applicant. MS. ROBERTS acknowledged that the property line does not meet the residential adjacency requirement. She noted the physical location is over 600 feet from the residential area. She pointed out that no other financial institutions are within 1000 feet. MS. ROBERTS added that the applicant is a local citizen and stated this use would benefit the community. She agreed to all conditions and respectfully requested approval.

COMMISSIONER STEINMAN expressed his support, stating the site was appropriate for the proposed use.

COMMISSIONER EVANS expressed his opposition, stating too much discretion between uses could lead to a proliferation.

MR. HAYES pointed out that a legal subdivision would allow the use with no waivers.

DOUG RANKIN, Planning and Development Department, acknowledged that it was possible to separate the subject building from the main parcel through a parcel map, but noted a new site plan would be required.

COMMISSIONER DUNNAM stated his position on the application had changed after hearing MR. HAYES' argument.

ASSISTANT CITY ATTORNEY BRYAN SCOTT informed the Commissioners that in the event of a tie vote, a motion in the alternate was made which usually resulted in a tie vote. That item then would go forward to the City Council with no recommendation. He informed COMMISSIONER STEINMAN that a motion to rescind would be appropriate in this case as the positions of some of the Commissioners appeared to have changed.

VICE CHAIR TROWBRIDGE declared the Public Hearing closed.